

# \$167,500 - 641 7 Street Se, Medicine Hat

MLS® #A2267458

## \$167,500

4 Bedroom, 1.00 Bathroom, 1,055 sqft

Residential on 0.15 Acres

River Flats, Medicine Hat, Alberta

Knock knock , do you hear that!? It's OPPORTUNITY. A really great lot with natural reserve right beside you - this could be the perfect situation for you to get into the real estate market. Easy rental or flip opportunity if you want to do some cosmetic updates. Situated on a large 50 x 130ft lot, this home offers great potential. The upper level features 3 bedrooms and one full bathroom. While the main floor includes an additional bedroom, laundry area, living room, and newly updated kitchen! The property also includes a 22' x 16' detached garage, perfect for parking, storage or a work shop. With a great lot size and good layout don't miss out on unlocking the potential to add value with your vision!

Built in 1913

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267458    |
| Price          | \$167,500   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,055       |
| Acres          | 0.15        |
| Year Built     | 1913        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 641 7 Street Se |
| Subdivision | River Flats     |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A1K5          |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 3                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | Central Air                                                        |
| Has Basement      | Yes                                                                |
| Basement          | Partial                                                            |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Back Lane, City Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Mixed, Wood Siding  |
| Foundation        | Combination         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 3                  |
| Zoning         | DC                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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