

# \$279,000 - 866 Balmoral Street Se, Medicine Hat

MLS® #A2267941

**\$279,000**

3 Bedroom, 2.00 Bathroom, 1,254 sqft

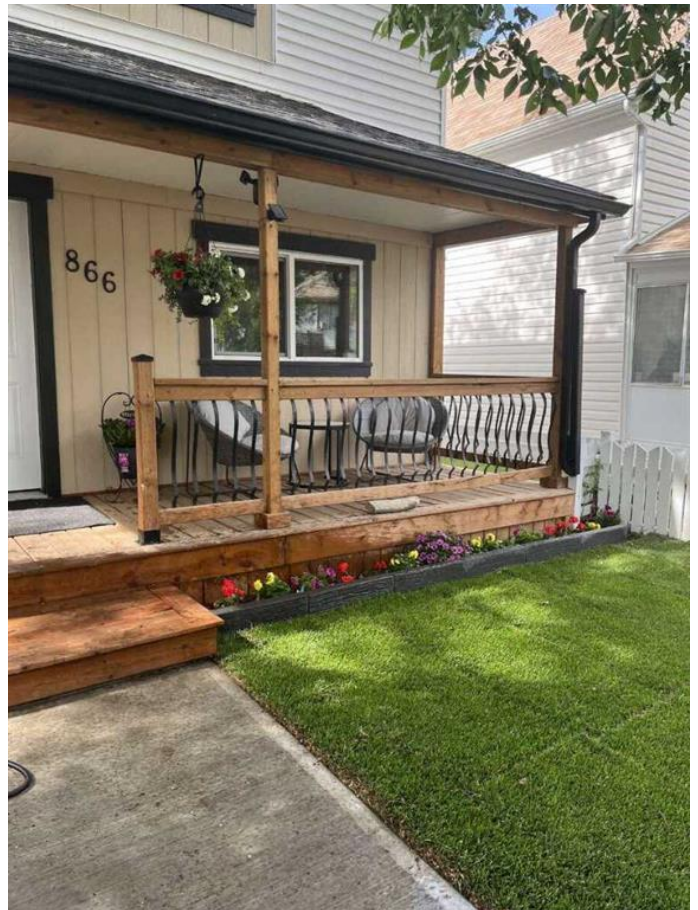
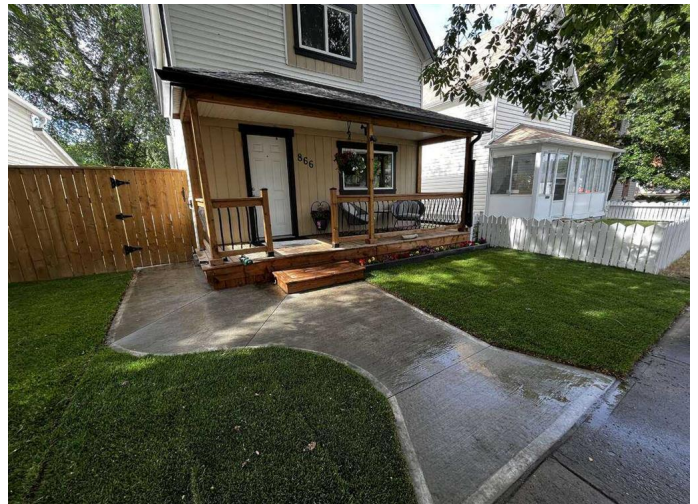
Residential on 0.09 Acres

River Flats, Medicine Hat, Alberta

For more information, please click the "More Information" button.

Fully renovated and move-in ready, this 1,203 sq. ft. 3-bed, 2-bath home in River Flats, Medicine Hatâ€”originally built in 1909â€”was completely gutted and rebuilt inside and out about five years ago, blending character with modern comfort and quality craftsmanship. Youâ€™ll love the high-end kitchen with quartz countertops, subway tile, stainless steel appliances, and a large centre island that opens to an airy, open-concept living area. Stylish laminate flooring runs throughout, complementing the clean, matching modern finishes. The bathrooms are beautifully updated, featuring a 4-piece main bath with a stand-alone tub and a renovated 3-piece ensuite. Major systems are all newer, including the furnace, central A/C, hot water tank, electrical, and plumbing, and a partial metal roof adds durability and excellent snow drainage. Outside, enjoy a wraparound deck with gazebo, a fire pit, and a shed, plus a fully fenced yard with new concrete at the front and back, convenient alley access, and space for a future garage. Everything has been doneâ€”just move in and enjoy. Set in a quiet, established neighbourhood close to parks, schools, downtown, and the river valley, this home delivers convenience and comfort in one complete package.

Built in 1909



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267941          |
| Price          | \$279,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,254             |
| Acres          | 0.09              |
| Year Built     | 1909              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 866 Balmoral Street Se |
| Subdivision | River Flats            |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1A0W5                 |

## Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

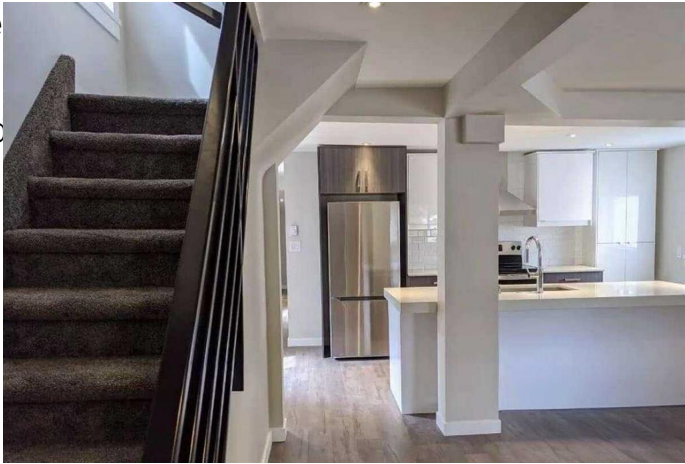
## Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                                                             |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Electric Water Heater, Gas Water Heater, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Central, Fireplace(s), Natural Gas                                                                                                         |
| Cooling           | Central Air                                                                                                                                |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Electric                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full                                                                                                                                       |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
|-------------------|------------------------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Back Yard, Front Yard, Gaze  |
| Roof            | Asphalt Shingle, Metal       |
| Construction    | Concrete, Vinyl Siding, Wood |
| Foundation      | Poured Concrete              |



**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-LD               |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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