

# \$199,900 - 444 2 Street Nw, Medicine Hat

MLS® #A2203777

**\$199,900**

3 Bedroom, 2.00 Bathroom, 666 sqft

Residential on 0.14 Acres

Riverside, Medicine Hat, Alberta

Welcome to this inviting 3-bedroom, 2-bathroom bungalow located in the heart of Riverside. Offering a smart layout and plenty of natural light, this home is perfect for first-time buyers or anyone looking for an affordable move-in-ready property in a mature neighborhood.

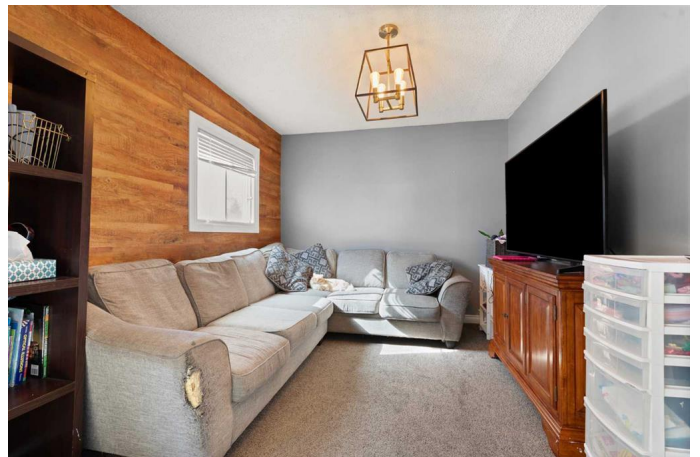
The main floor features a bright living space, filled with natural light from three windows, creating a warm and welcoming atmosphere. You'll find one bedroom on the main level, along with a full 4-piece bathroom and a functional kitchen area, making everyday living simple and convenient.

The fully developed basement adds two additional bedrooms, and a second bathroom, perfect for family, guests, or a home office setup.

Outside, enjoy a good-sized backyard complete with a gazebo, perfect for relaxing or entertaining through the warmer months. The property also features a detached double garage, providing plenty of room for parking, storage, or even a workshop.

Located in a quiet and established area close to parks, and all the downtown amenities, this Riverside gem is ready to welcome its next owners!

Don't miss your chance—book your private showing today!



Built in 1949

## Essential Information

MLS® #	A2203777
Price	\$199,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	666
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	444 2 Street Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6J9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Smoking Home, Vinyl Windows, Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	6
Zoning	R-LD

### **Listing Details**

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.