

\$250,000 - 302, 252 4 Street Se, Medicine Hat

MLS® #A2216581

\$250,000

2 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Top-Floor Condo with Unmatched River Valley & City Views. Welcome to turn-key low maintenance living in the heart of the city! This beautifully renovated top-floor condo offers breathtaking panoramic views of the river valleyâ€”stunning in every season. Ideally located just blocks from the Esplanade, library, restaurants, shopping, and more, youâ€™ll love the convenience of close downtown living. Inside, youâ€™ll find a bright and spacious 2 bedroom, 2 bathroom open concept layout designed for comfort and style in this quiet age restricted building (must be 55 years of age by 2035). The gourmet kitchen has been thoughtfully opened up to the living space and showcases elegant granite countertops, a spacious island with seating, custom cabinetry, and designer lightingâ€”perfect for both entertaining and everyday living. Engineered hardwood flows throughout the main living areas, adding warmth and sophistication. The primary suite features a beautifully updated 3-piece ensuite with a custom tile shower and modern vanity. A second well-sized bedroom is just steps away from the second bathroom which is complete with a full sized shower. A large in-suite laundry room with extra cabinetry and a utility sink adds practical convenience. Youâ€™ll also appreciate the generous storage options throughout the home. This unit includes a heated underground parking stall and storage unit. Building also has an elevator for added convenience. If you're looking for carefree condo living with style, space, and



unbeatable viewsâ€”this one checks every box. Check out the virtual tour and book your showing today!

Built in 1990

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2216581 |
| Price | \$250,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,256 |
| Acres | 0.00 |
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 302, 252 4 Street Se |
| Subdivision | SE Hill |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1A0K1 |

Amenities

| | |
|----------------|------------------------------|
| Amenities | Elevator(s), Secured Parking |
| Parking Spaces | 1 |
| Parking | Stall, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, Elevator, Granite Counters, Open Floorplan, Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating | Forced Air |

| | |
|--------------|---------------------|
| Cooling | Wall/Window Unit(s) |
| # of Stories | 3 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Roof | Asphalt Shingle |
| Construction | Stucco |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 2 |
| Zoning | R-MD |
| HOA Fees | 658 |
| HOA Fees Freq. | MON |

Listing Details

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



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