

# \$179,000 - 619 Industrial Avenue Se, Medicine Hat

MLS® #A2265353

**\$179,000**

2 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.14 Acres

River Flats, Medicine Hat, Alberta

Welcome to the cutest little bungalow on the block! This 2-bedroom, 1-bathroom gem is full of character and comfort, perfect for first-time home buyers, downsizers, or savvy investors. Nestled on a generous 50x125 ft lot, this home offers incredible value, inside and out.

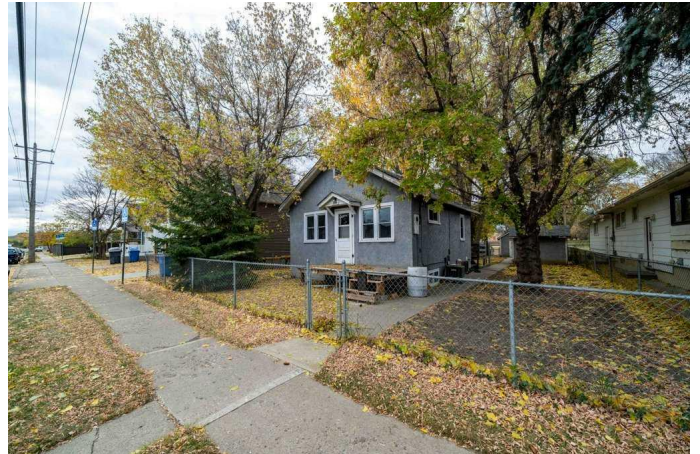
Step inside to find newer vinyl windows, a high-efficiency furnace, central air, and hot water tank (all replaced in 2013)â€”plus a brand new roof on the house (2024) for added peace of mind. The functional layout features a cozy living area, bright kitchen, and a full 4-piece bathroom.

Out back, enjoy a spacious, fenced yard complete with a storage shed, negotiable dog run, and rear parking for up to 3 vehiclesâ€”in addition to the oversized single garage. Whether you're hosting friends or relaxing outdoors, this backyard is ready for whatever you imagine.

Backing directly onto Optimist Park, and just steps from an elementary school, walking paths, parks, and local convenience shopping, the location is as practical as it is peaceful.

Affordable, move-in ready, and full of potentialâ€”this is one you donâ€™t want to miss!

Built in 1946



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265353    |
| Price          | \$179,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 570         |
| Acres          | 0.14        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 619 Industrial Avenue Se |
| Subdivision | River Flats              |
| City        | Medicine Hat             |
| County      | Medicine Hat             |
| Province    | Alberta                  |
| Postal Code | T1A 3L4                  |

## Amenities

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

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vinyl Windows                                             |
| Appliances        | Central Air Conditioner, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                                |
| Cooling           | Central Air                                                               |
| Has Basement      | Yes                                                                       |
| Basement          | Full                                                                      |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Storage                          |
| Lot Description   | Back Lane, Back Yard, Many Trees |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 11                 |
| Zoning         | R-MD               |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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