

# \$649,900 - 35 Garden Place Nw, Medicine Hat

MLS® #A2212477

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,518 sqft

Residential on 0.14 Acres

Riverside, Medicine Hat, Alberta

Tucked away in a peaceful cul-de-sac in the sought-after Riverside neighborhood, this one-owner, custom-built 1975 bi-level home offers over 1,500 sq ft of timeless charm and untapped potential. Perched right on the river's edge, you'll enjoy serene water views and the calming sounds of nature from your own backyard retreat.

Step inside to a spacious, light-filled entryway with soaring vaulted ceilings, an elegant light fixture, a convenient coat closet, and an extra-wide staircase that makes a striking first impression.

Upstairs, the formal living and dining room combination features floor-to-ceiling windows that perfectly frame the river view and flood the space with natural light. Built-in shelving adds function and character, making it an ideal spot for entertaining or relaxing.

The adjacent kitchen is a vintage delight, boasting decorative blue backsplash, a matching blue sink, and ample cabinetry and counterspace. A cozy family room with a wood-burning fireplace offers a welcoming space to unwind, and a versatile flex space can easily serve as a home office, playroom, or studio. From here, access the upper deck and a massive enclosed sunroom with a built-in grill/fireplace—perfect for year-round enjoyment.



Also on this level: a walk-in pantry, additional coat closet, and a convenient 2-piece bathroom.

Downstairs, you'll find three generously sized bedrooms, all with picturesque views. The primary suite is a true retreat with its own wood-burning fireplace, triple closets, walk-out access to the backyard, and a spacious ensuite featuring both a walk-in shower and a relaxing tub. A 4-piece main bathroom and a large laundry room with a utility sink and plenty of storage complete the lower level.

Outside, the beautifully landscaped yard offers mature trees, garden beds, extra storage, and direct river access—your own private oasis. The attached double garage adds even more convenience.

This rare time-capsule home has been lovingly maintained and is brimming with potential. Whether you're looking to preserve its original character or make it your own, the opportunities are endless.

Don't miss out—schedule your private showing today and experience the tranquility and charm of riverside living!

Built in 1975

**Essential Information**

MLS® #	A2212477
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,518
Acres	0.14

Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	35 Garden Place Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A7R3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Open Floorplan, Master Downstairs, Storage, Vaulted Ceiling(s), Natural Woodwork
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Irregular Lot, Landscaped, Lawn, Many Trees, Secluded, Street Lighting, Underground Sprinklers, Views, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 25th, 2025  
Days on Market                15  
Zoning                              R-LD

**Listing Details**

Listing Office                    SOURCE 1 REALTY CORP.

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