

# \$424,900 - 816a 4 Street Se, Medicine Hat

MLS® #A2218667

**\$424,900**

5 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 0.15 Acres

River Flats, Medicine Hat, Alberta

This two-storey character is absolutely packed with charm, functionality, and thoughtful updates over the years—inside and out. With five bedrooms, three bathrooms, a double detached garage, and RV parking, it's the kind of home that checks every box. Step into the main level, and you're greeted by a charming, spacious entryway that flows into a stunning living room with 9-foot ceilings, refinished hardwood, and a full wall of windows that flood the space with natural light. The adjoining dining area leads into a beautifully redone kitchen featuring white cabinetry, an apron sink, a new appliance package except for an older gas stove, a tile backsplash, a skylight, stylish light fixtures and hardware, and a butler's pantry with a beverage fridge. A bedroom with access to the deck and a cute two-piece bath round out the main floor. Upstairs, you'll find two generous bedrooms and a showstopper four-piece bathroom. The basement adds even more living space with a large family room, two additional bedrooms, another full bathroom, a laundry room with hookups, and a cold room. The exterior is just as impressive—new sod is being laid in the front yard, there's tons of yard space, and a double detached garage. A front parking pad offers room for multiple vehicles or your RV. Major updates include new LP SmartSide siding, new garage shingles, newer shingles on the house, a new furnace, mostly new windows, a 100 amp panel, and new sewer lines (house



and city side), and there is a tankless hot water system. Over the years, every inch of this home has been thoughtfully redoneâ€”donâ€™t miss your chance to fall in love.

Built in 1906

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218667    |
| Price          | \$424,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,702       |
| Acres          | 0.15        |
| Year Built     | 1906        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 816a 4 Street Se |
| Subdivision | River Flats      |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1A 0L6          |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

**Interior**

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry, Vinyl Windows |
| Appliances        | Other                                 |

|              |                |
|--------------|----------------|
| Heating      | Forced Air     |
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other               |
| Lot Description   | Standard Shaped Lot |
| Roof              | Shingle             |
| Construction      | Other               |
| Foundation        | Poured Concrete     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 3             |
| Zoning         | R-LD          |

## Listing Details

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

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