

# \$305,000 - 885b 2 Street Se, Medicine Hat

MLS® #A2247586

## \$305,000

3 Bedroom, 1.00 Bathroom, 888 sqft  
Residential on 0.29 Acres

River Flats, Medicine Hat, Alberta

This charming and extremely well-maintained bungalow offers 888 sq.ft. of loveliness! Perfect as a down-sizer for retirees, as a starter home, a revenue property, or - as it has been for the last 6 years - an airbnb. Two generous bedrooms on the main level (one boasts built-in maple cabinetry), along with a bright kitchen and a cozy living room. Downstairs shows a family room, an over-sized bedroom (window egress does not meet current code), laundry room and under stair storage. The large yard is landscaped, contains a sizeable shed and is enclosed with a maintenance free chainlink fence. A fabulous wrap-around deck highlights the exterior of the home. Gutters and eaves were replaced in 2017, HWT furnace and A/C in 2013, a newer electrical panel and wiring for a hot tub, shingles done in 2020 and most of the windows have also been upgraded. This property is located within walking distance of the curling rink, Mavericks ball diamond, Lions and Strathcona Parks, and across the street from a hook-up to the trail system. All appliances included. Sellers will offer Title Insurance in lieu of an RPR and compliance letter. Don't wait around on this one because it won't last long.

Built in 1945

## Essential Information

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Price	\$305,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	888
Acres	0.29
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	885b 2 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0E7

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped

Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 11th, 2025
Days on Market	4
Zoning	R-MD

**Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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