

**816A 4 Street SE
Medicine Hat, Alberta**
MLS # A2218667


\$424,900

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,702 sq.ft.	Age:	1906 (119 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Vinyl Windows		

Inclusions: Fridge, gas stove, dishwasher, beverage fridge, window coverings

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 redone—don't miss your chance to fall in love.