

1165 Queen Street SE  
Medicine Hat, Alberta

MLS # A2225299

**\$224,800**



|                  |                                |               |                    |
|------------------|--------------------------------|---------------|--------------------|
| <b>Division:</b> | River Flats                    |               |                    |
| <b>Type:</b>     | Residential/House              |               |                    |
| <b>Style:</b>    | 2 Storey                       |               |                    |
| <b>Size:</b>     | 1,322 sq.ft.                   | <b>Age:</b>   | 1916 (109 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                  |
| <b>Garage:</b>   | Double Garage Detached         |               |                    |
| <b>Lot Size:</b> | 0.07 Acre                      |               |                    |
| <b>Lot Feat:</b> | Back Yard, Standard Shaped Lot |               |                    |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Vinyl Siding    | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Brick/Mortar            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks             |                   |      |

**Inclusions:** Fridge, Stove, Central a/c, window coverings, garage remote + opener

This two-story home in River Flats is packed with potential. It offers 1,322 sq ft of living space and a 20x26 detached garage, and immediate possession is available. The main floor features a bright, good-sized living room with fresh paint, a functional kitchen, a 4-piece bathroom, and a separate laundry room. Upstairs, you'll find three spacious bedrooms—including a primary with its own 4-piece ensuite—all freshly painted as well. Out back, the 20x26 detached garage offers plenty of space for parking, storage, or a workshop. The yard is low maintenance, and the location puts you close to schools, parks, and walking paths. Over the years, updates have included a 100 amp electrical panel, a 2013 furnace, and nearly all the windows have been replaced—only three remain original, and there is central AC. This home is a solid opportunity in a mature neighbourhood, so don't wait—book your showing today!