



**446 4 Street NW
Medicine Hat, Alberta**

MLS # A2274172



\$329,900

Division:	Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,033 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Fridge, Stove, Dishwasher, Ceiling Fans, A/C, Shed, Garage Door Opener (No remotes), Raised Garden Beds

Welcome to this bright and welcoming California split home, perfectly situated on a quiet street in Riverside. The main level offers two generously sized bedrooms, a full bath, and a spacious living room filled with natural light. The refreshed kitchen offers ample cabinetry, new appliances, and a comfortable dining area with patio doors opening to a two-tiered deck and private backyard with no neighbours behind. The lower level is equally inviting, featuring a cozy family room anchored by a brand new gas fireplace with stunning stone surround. This level also includes a third bedroom (no closet), a 3 pc bathroom, laundry area, and convenient access to the attached garage. Thoughtful updates throughout include new flooring and paint, a kitchen refresh, almost all new windows, and beautifully redone landscaping with rock accents and raised flower beds. Walking distance to parks, playgrounds, an outdoor skating rink, and a local coffee shop, this home offers the perfect blend of comfort, privacy, and community living.