



**839 Balmoral Street SE  
Medicine Hat, Alberta**

**MLS # A2284978**



**\$249,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		
<b>Inclusions:</b>	Shed		

Cute, cozy, and move-in ready! This charming 1.5-storey home offers 1,123 sq ft of thoughtfully updated living space in a fantastic River Flats location. Ideal for first-time home buyers, this well-maintained property blends character with modern upgrades. The upper level features two bedrooms and a 4-piece bathroom, while the main floor boasts a newly renovated 4-piece bath complete with stacking laundry and built-in linen cabinets for added convenience. The newer kitchen includes a stylish tile backsplash and a full appliance package with built-in dishwasher. Recent updates include newer PVC windows throughout, fresh paint, central air, a hot water tank replaced in 2022, shingles approximately 8 years old, and 100 amp electrical service. Outside, enjoy a fenced yard with storage shed, firepit, covered front porch, and rear concrete patio—perfect for relaxing or entertaining. Located within walking distance to numerous parks, schools, daycare, shopping, and Athletic Park—catching a ball game couldn't be easier!! This home offers both comfort and convenience in a family-friendly neighborhood. A fantastic opportunity to own a lovingly cared-for home in a great location—don't miss it!