

**1165 Queen Street SE
Medicine Hat, Alberta**

MLS # A2225299



\$224,800

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

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