

# \$374,900 - 517a North Railway Street Se, Medicine Hat

MLS® #A2195495

**\$374,900**

2 Bedroom, 2.00 Bathroom, 2,295 sqft

Residential on 0.07 Acres

River Flats, Medicine Hat, Alberta

Need space ? Would you like to live in one of the most unique properties in town ? Look no further, this is one of the most UNIQUE and SPACIOUS homes around ! Built of Brick and solid old Fir, this home will outlast most. The main floor is one huge 1150 sq ft room with 12 foot ceilings , offering a space that is limited only by your imagination . There is a two piece washroom with a fridge and stove here as well.

What a great space for any kind of entertaining, music studio , art studio, or perhaps a home based business ?( NOTE: mixed use zoning ). There is room to park a hang glider in here with space to spare! The 1144 sq ft. upper floor has been renovated and updated into a classy 2 -bedroom suite featuring a spacious kitchen with a full appliance package ( brand new OTR ) , a 4 piece washroom , an in-suite laundry ( brand new washer and dryer ), updated windows , and even a new skylight! The 9 foot ceilings , tall windows and classic character combine to make this a very desirable living space. As a bonus there is also 1114 sq ft of basement space currently set up as a workshop and hobby room as well as tons of storage space. And don't forget the huge two-tiered deck out back for a great outdoor space . There is ample off street parking at the rear with room for vehicles and an RV . Also room to build a garage. The roof has been re-surfaced , wiring and plumbing have been updated ... This property is ready for its next owner!



Built in 1910

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195495    |
| Price          | \$374,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 2,295       |
| Acres          | 0.07        |
| Year Built     | 1910        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 517a North Railway Street Se |
| Subdivision | River Flats                  |
| City        | Medicine Hat                 |
| County      | Medicine Hat                 |
| Province    | Alberta                      |
| Postal Code | T1A 2Z5                      |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Natural Gas Connected, Electricity Connected, Sewer Connected |
| Parking Spaces | 4                                                             |
| Parking        | Off Street, RV Access/Parking                                 |

## Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Storage |
| Appliances        | Other                                  |
| Heating           | Forced Air, Natural Gas                |
| Cooling           | None                                   |
| Has Basement      | Yes                                    |
| Basement          | Full, Partially Finished               |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Back Lane, Level, Low Maintenance Landscape |
| Roof              | Asphalt                                     |
| Construction      | Brick, Wood Frame                           |
| Foundation        | Poured Concrete                             |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 59                  |
| Zoning         | MU-D                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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