

# \$1,150,000 - 835 3 Street Nw, Medicine Hat

MLS® #A2203728

**\$1,150,000**

3 Bedroom, 2.00 Bathroom, 1,278 sqft  
Residential on 0.21 Acres

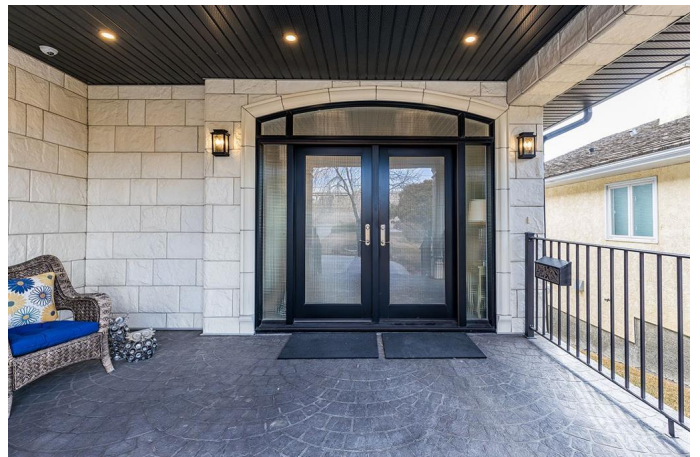
Riverside, Medicine Hat, Alberta

Welcome to one of the most picturesque properties in the city! This stunning walkout bungalow offers unparalleled river views—a truly spectacular backdrop to everyday living. Extensively renovated to near-new in 2015, this home features a sprawling open-concept main floor, designed for comfort, light, and lifestyle. Huge windows flood the space with natural light while perfectly framing those breathtaking views.

With all three bedrooms thoughtfully located on the lower level, the main floor is wide open, allowing for an expansive and welcoming living space—ideal for entertaining or simply soaking in the serene surroundings. At the heart of it all is a beautifully updated kitchen, complete with a large central island featuring a prep sink and loads of extra storage. It's a space that's as functional as it is stylish.

Downstairs, you'll find a luxurious primary retreat with a walk-in closet and spa-like ensuite, complete with a therapeutic soaker tub, custom walk-in shower, and more incredible views to the yard and river. Comfort and elegance shine through every detail.

This home is also equipped with a 3-stop elevator, making it perfect for aging in place and ensuring lifelong enjoyment of this truly unique and special property. The massive quadruple tandem garage is a dream come true for hobbyists or car enthusiasts—fully



finished with in-floor heat, central air, and plenty of space for all your toys and tools.

Bonus features include 50-year shingles and low-maintenance stone tile siding, giving you lasting peace of mind. The professionally landscaped yard is adorned with mature trees and perennialsâ€”beautiful and easy to care for.

If you're looking for beauty, functionality, and an unbeatable setting, this exceptional property has it all. Donâ€™t miss your chance to make it yours!

Built in 1995

**Essential Information**

MLS® #	A2203728
Price	\$1,150,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,278
Acres	0.21
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	835 3 Street Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 7P7

**Amenities**

Parking Spaces	6
Parking	Front Drive, Garage Faces Front, Heated Garage, Insulated, Oversized, Tandem, Other, Quad or More Attached
# of Garages	4

## Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Underground Sprinklers, Views
Roof	Rubber
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	March 23rd, 2025
Days on Market	30
Zoning	R-LD

## Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.