

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

MLS® #A2217153

**\$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® #	A2217153
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	Electricity Connected, Natural Gas 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	May 2nd, 2025
Days on Market	5
Zoning	MU-D

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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