

# \$539,000 - 271 1 Street Se, Medicine Hat

MLS® #A2149585

**\$539,000**

5 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.35 Acres

SE Hill, Medicine Hat, Alberta

Step into this storied and cherished home on Medicine Hat's historic 1st Street SE. Dating back to 1896 and proudly designated as a Provincial Historic Resource, this 2.5-storey home offers not just a residence, but a piece of local history with potential restoration grants available. Upon entering, original hardwood floors grace the main level, complemented by intricate wood trim and antique hardware that evoke a sense of timeless grandeur. To the right, a cozy den awaits with a wood fireplace, perfect for intimate gatherings on chilly evenings. To the left, a spacious living room that sets the stage for both casual relaxation and formal entertaining. At the heart of the home lies the expansive kitchen, featuring grand beamed ceilings, a cozy sitting lounge, and direct access to the dining room—perfect for hosting guests or enjoying quiet family dinners. The kitchen also opens out to the amazing backyard, a peaceful retreat on the huge fully fenced and landscaped lot. Imagine the summer spent under the shade of mature trees, allowing you to take in the peace, sounds and smells of this wonderful season. Ascending either of the two staircases, the upper floor reveals five bedrooms and three bathrooms, ensuring ample space for family and guests alike. Recent updates including a new cedar shake roof in 2017 and a replaced hot water tank in 2021 ensure peace of mind for years to come. Located amidst other character homes, with easy access to shopping, transit, and the vibrant downtown



core, this residence combines historic elegance with modern convenienceâ€”a true gem in Medicine Hat. Embrace this opportunity to own this remarkable heritage property.

Built in 1896

**Essential Information**

MLS® #	A2149585
Price	\$539,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,762
Acres	0.35
Year Built	1896
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

**Community Information**

Address	271 1 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0A3

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Beamed Ceilings
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)

Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Treed, Back Lane, Private, Street Lighting
Roof	Cedar Shake
Construction	Wood Siding
Foundation	Poured Concrete, Block, Combination

## Additional Information

Date Listed	July 18th, 2024
Days on Market	300
Zoning	R-LD

## Listing Details

Listing Office	EXP REALTY
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