

# \$265,000 - 332 Allowance Avenue Se, Medicine Hat

MLS® #A2213554

## \$265,000

4 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.11 Acres

River Flats, Medicine Hat, Alberta

Welcome to 332 Allowance Avenue SE, a fantastic opportunity in the heart of Medicine Hat! This charming home offers a total of 4 bedrooms and 2 bathrooms, with a bright and inviting 2-bedroom, 1-bathroom main level that's perfect for first-time buyers. Below, you'll find a fully legal 2-bedroom, 1-bathroom suite—ideal for generating rental income or accommodating extended family. Investors will appreciate the excellent cash flow potential, while homeowners will love the flexibility of a mortgage helper. The property features a single attached garage and sits on a spacious pie-shaped lot, providing ample room for outdoor enjoyment or future development. Located in a well-established, family-friendly neighborhood, this home is close to schools, parks, and all the amenities Medicine Hat has to offer. Don't miss your chance to own a versatile property with incredible value!

Built in 1951

## Essential Information

MLS® #	A2213554
Price	\$265,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.11
Year Built	1951



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	332 Allowance Avenue Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3C9

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

### Interior

Interior Features	Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

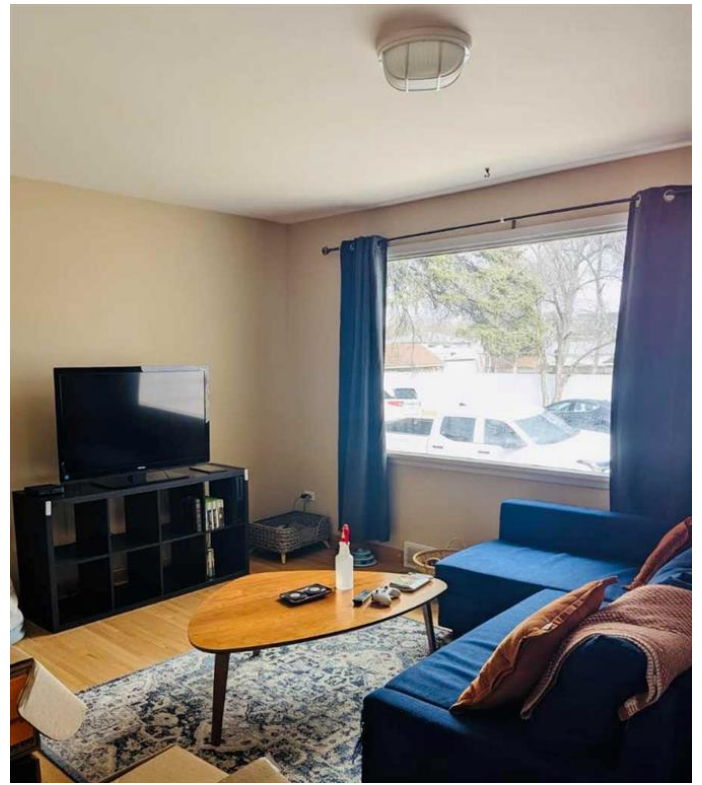
### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	16
Zoning	R1

### Listing Details



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.