

# \$99,900 - 620 Spencer Street Se, Medicine Hat

MLS® #A2261147

**\$99,900**

1 Bedroom, 1.00 Bathroom,  
Residential on 0.15 Acres

River Flats, Medicine Hat, Alberta

Lot opportunity in a great location! 620 Spencer Street SE is being offered as a LOT ONLY sale. The existing structure is not habitable and will require demolition (no access, therefore, no measurements.), but the heavy lifting of asbestos abatement has already been completed, giving buyers a clear path to redevelopment. Zoned MU (Mixed Use), this property provides a range of potential options for future use, whether residential, commercial, or a blend of both. This is a unique opportunity to create your own vision on a versatile site.

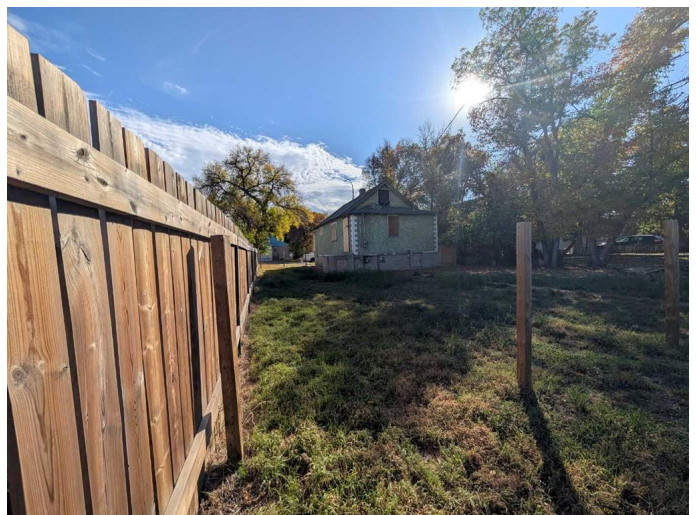
Built in 1946

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2261147    |
| Price      | \$99,900    |
| Bedrooms   | 1           |
| Bathrooms  | 1.00        |
| Full Baths | 1           |
| Acres      | 0.15        |
| Year Built | 1946        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

## Community Information

Address 620 Spencer Street Se



|             |              |
|-------------|--------------|
| Subdivision | River Flats  |
| City        | Medicine Hat |
| County      | Medicine Hat |
| Province    | Alberta      |
| Postal Code | T1A 1Y7      |

### **Amenities**

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### **Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | None        |
| Heating           | None        |
| Cooling           | None        |
| Has Basement      | Yes         |
| Basement          | See Remarks |

### **Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Standard Shaped Lot |
| Roof              | See Remarks         |
| Construction      | See Remarks         |
| Foundation        | See Remarks         |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 9                    |
| Zoning         | MU                   |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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.