

\$549,000 - 271 1 Street Se, Medicine Hat

MLS® #A2149585

\$549,000

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 | \$549,000 |
| 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, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garage Control(s) |

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

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 18th, 2024 |
| Days on Market | 273 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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