# \$1,080,000 - 835 3 Street Nw, Medicine Hat

MLS® #A2203728

# \$1,080,000

3 Bedroom, 2.00 Bathroom, 1,278 sqft Residential on 0.21 Acres

Riverside, Medicine Hat, Alberta

Welcome to one of the most picturesque properties in the city! This stunning walkout bungalow offers unparalleled river views—a truly spectacular backdrop to everyday living. Extensively renovated to near-new in 2015, this home features a sprawling open-concept main floor, designed for comfort, light, and lifestyle. Huge windows flood the space with natural light while perfectly framing those breathtaking views.

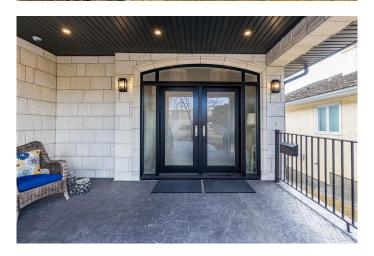
With all three bedrooms thoughtfully located on the lower level, the main floor is wide open, allowing for an expansive and welcoming living spaceâ€"ideal for entertaining or simply soaking in the serene surroundings. At the heart of it all is a beautifully updated kitchen, complete with a large central island featuring a prep sink and loads of extra storage. It's a space that's as functional as it is stylish.

Downstairs, you'II find a luxurious primary retreat with a walk-in closet and spa-like ensuite, complete with a therapeutic soaker tub, custom walk-in shower, and more incredible views to the yard and river. Comfort and elegance shine through every detail.

This home is also equipped with a 3-stop elevator, making it perfect for aging in place and ensuring lifelong enjoyment of this truly unique and special property. The massive quadruple tandem garage is a dream come true for hobbyists or car enthusiastsâ€"fully







finished with in-floor heat, central air, and plenty of space for all your toys and tools.

Bonus features include 50-year shingles and low-maintenance stone tile siding, giving you lasting peace of mind. The professionally landscaped yard is adorned with mature trees and perennialsâ€"beautiful and easy to care for.

If you're looking for beauty, functionality, and an unbeatable setting, this exceptional property has it all. Don't miss your chance to make it yours!

Built in 1995

## **Essential Information**

MLS® # A2203728 Price \$1,080,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,278 Acres 0.21 Year Built 1995

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 835 3 Street Nw

Subdivision Riverside

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A 7P7

#### **Amenities**

Parking Spaces

Parking Front Drive, Heated Garage, Quad or More Attached, Garage Faces

Front, Insulated, Other, Oversized, Tandem

# of Garages 4

#### Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, French Door, Jetted

Tub

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

Hood Fan, Stove(s), Washer/Dryer, Window Coverings, Garburator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Living Room, Wood Burning, Gas Starter

Has Basement Yes

Basement Finished, Full, Walk-Out, Exterior Entry

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Underground Sprinklers, Views

Roof Rubber Construction Mixed

Foundation Poured Concrete

### **Additional Information**

Date Listed March 23rd, 2025

Days on Market 34
Zoning R-LD

# **Listing Details**

Listing Office REAL BROKER

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