

# \$229,900 - 561b Maple Avenue Se, Medicine Hat

MLS® #A2219879

**\$229,900**

4 Bedroom, 2.00 Bathroom, 1,881 sqft

Residential on 0.14 Acres

River Flats, Medicine Hat, Alberta

Step into timeless elegance with this spacious character home that blends historic charm with modern function. Situated on a large lot with impressive turn-of-the-century curb appeal, this unique property offers the rare advantage of four bedrooms and two full bathrooms—an exceptional find for a home of this era. Inside, the main floor welcomes you with a grand entryway, flowing into an expansive living area and a dedicated dining room complete with storage. The functional kitchen, original hardwood floors, and main floor bedroom with a 3-piece bath add both warmth and versatility. Upstairs, you'll find three more bright and inviting bedrooms, each with its own personality and plenty of natural light. The upper level also features a spacious 4-piece bathroom, convenient laundry, and access to a large second-storey balcony with Duradeck®—perfect for enjoying panoramic views of the backyard and surrounding neighborhood. Outdoors, the generous yard offers ample space for play, relaxation, and gardening, while the single-car garage adds practical winter convenience. With thoughtful upgrades over the years, including newer windows, furnace, and central A/C, this home delivers affordable character living—without sacrificing space or comfort.

Built in 1908

## Essential Information



MLS® #	A2219879
Price	\$229,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,881
Acres	0.14
Year Built	1908
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	561b Maple Avenue Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3A6

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Balcony
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	10
Zoning	R-MD

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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