

# \$184,750 - 1270 Elm Street Se, Medicine Hat

MLS® #A2248707

**\$184,750**

2 Bedroom, 1.00 Bathroom, 803 sqft

Residential on 0.14 Acres

River Flats, Medicine Hat, Alberta

Charming 2-Bedroom, 1-Bathroom Bungalow  
â€“ Ideal for First-Time Homebuyers & Investors

This cozy bungalow offers great potential for first-time homebuyers and investors alike. Featuring 2 spacious bedrooms and 1 full bathroom, this home provides a functional layout with two generous family rooms, perfect for entertaining guests or relaxing with loved ones. The kitchen and eating area offer ample space for meal preparation and family dining. A bonus room downstairs provides flexible optionsâ€”ideal as a home office, playroom, or additional living space. The large, fully fenced yard is perfect for kids, pets, and outdoor activities, while the garden area offers a wonderful opportunity for gardening enthusiasts. New shingles being put on house.

This property is being sold as-is, where-is.  
Donâ€™t miss your chance to make this home your own!

Built in 1935

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248707  |
| Price          | \$184,750 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 803       |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1935        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1270 Elm Street Se |
| Subdivision | River Flats        |
| City        | Medicine Hat       |
| County      | Medicine Hat       |
| Province    | Alberta            |
| Postal Code | T1A 1C7            |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Storage                                                                     |
| Appliances        | Electric Stove, Refrigerator, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | Window Unit(s)                                                              |
| Has Basement      | Yes                                                                         |
| Basement          | Full                                                                        |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Fire Pit, Garden                        |
| Lot Description   | Back Yard, Lawn, Street Lighting, Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Mixed                                   |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 84                |
| Zoning         | R-LD              |

**Listing Details**

Listing Office                    ROYAL LEPAGE COMMUNITY REALTY

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