

# \$99,000 - 1172 Elm Street Se, Medicine Hat

MLS® #A2251279

**\$99,000**

2 Bedroom, 1.00 Bathroom, 714 sqft

Residential on 0.07 Acres

River Flats, Medicine Hat, Alberta

Located on a 25x125 ft. lot, this 714 sq. ft. bungalow in River Flats is the perfect project property for those looking to renovate or invest. While the home requires work, important updates have already been completed, including a newer furnace, hot water tank, and 100 amp service. The property also features a 12x18 detached garage, offering extra storage or workshop potential. Set in a convenient neighborhood close to parks, schools, and amenities, this River Flats bungalow is full of opportunity for the right buyer. Property and inclusions sold as is, where is.

Built in 1910

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251279    |
| Price          | \$99,000    |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 714         |
| Acres          | 0.07        |
| Year Built     | 1910        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                    |
|-------------|--------------------|
| Address     | 1172 Elm Street Se |
| Subdivision | River Flats        |
| City        | Medicine Hat       |
| County      | Medicine Hat       |
| Province    | Alberta            |
| Postal Code | T1A 1C5            |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 1                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Full, Unfinished        |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Yard, Many Trees |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 16                |
| Zoning         | R-LD              |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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