

\$179,000 - 619 Industrial Avenue Se, Medicine Hat

MLS® #A2265353

\$179,000

2 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.14 Acres

River Flats, Medicine Hat, Alberta

Welcome to the cutest little bungalow on the block! This 2-bedroom, 1-bathroom gem is full of character and comfort, perfect for first-time home buyers, downsizers, or savvy investors. Nestled on a generous 50x125 ft lot, this home offers incredible value, inside and out.

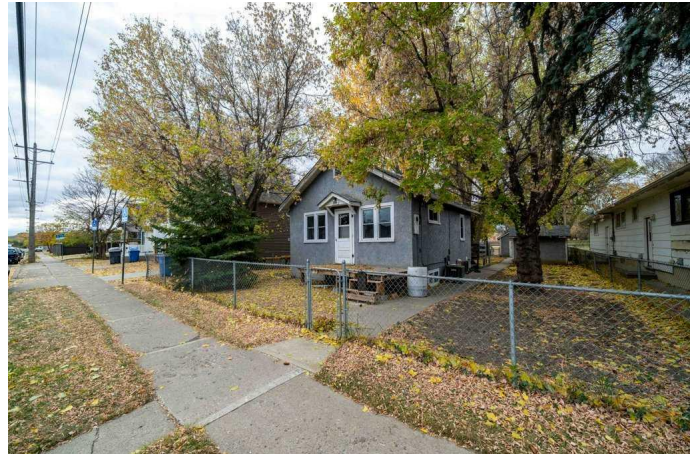
Step inside to find newer vinyl windows, a high-efficiency furnace, central air, and hot water tank (all replaced in 2013)â€”plus a brand new roof on the house (2024) for added peace of mind. The functional layout features a cozy living area, bright kitchen, and a full 4-piece bathroom.

Out back, enjoy a spacious, fenced yard complete with a storage shed, negotiable dog run, and rear parking for up to 3 vehiclesâ€”in addition to the oversized single garage. Whether you're hosting friends or relaxing outdoors, this backyard is ready for whatever you imagine.

Backing directly onto Optimist Park, and just steps from an elementary school, walking paths, parks, and local convenience shopping, the location is as practical as it is peaceful.

Affordable, move-in ready, and full of potentialâ€”this is one you donâ€™t want to miss!

Built in 1946



Essential Information

MLS® #	A2265353
Price	\$179,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	570
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	619 Industrial Avenue Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3L4

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Central Air Conditioner, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Many Trees

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	14
Zoning	R-MD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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