

# \$374,900 - 517a North Railway Street Se, Medicine Hat

MLS® #A2195495

**\$374,900**

2 Bedroom, 2.00 Bathroom, 2,295 sqft  
Residential on 0.07 Acres

River Flats, Medicine Hat, Alberta

Need space ? Would you like to live in one of the most unique properties in town ? Look no further, this is one of the most UNIQUE and SPACIOUS homes around ! Built of Brick and solid old Fir, this home will outlast most. The main floor is one huge 1150 sq ft room with 12 foot ceilings , offering a space that is limited only by your imagination . There is a two piece washroom with a fridge and stove here as well.

What a great space for any kind of entertaining, music studio , art studio, or perhaps a home based business ?( NOTE: mixed use zoning ). There is room to park a hang glider in here with space to spare! The 1144 sq ft. upper floor has been renovated and updated into a classy 2 -bedroom suite featuring a spacious kitchen with a full appliance package ( brand new OTR ) , a 4 piece washroom , an in-suite laundry ( brand new washer and dryer ), updated windows , and even a new skylight! The 9 foot ceilings , tall windows and classic character combine to make this a very desirable living space. As a bonus there is also 1114 sq ft of basement space currently set up as a workshop and hobby room as well as tons of storage space. And don't forget the huge two-tiered deck out back for a great outdoor space . There is ample off street parking at the rear with room for vehicles and an RV . Also room to build a garage. The roof has been re-surfaced , wiring and plumbing have been updated ... This property is ready for its next owner!



Built in 1910

## Essential Information

MLS® #	A2195495
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,295
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	517a North Railway Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 2Z5

## Amenities

Utilities	Natural Gas Connected, Electricity Connected, Sewer Connected
Parking Spaces	4
Parking	Off Street, RV Access/Parking

## Interior

Interior Features	High Ceilings, Open Floorplan, Storage
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Level, Low Maintenance Landscape
Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	43
Zoning	MU-D

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.