

# \$265,000 - 332 Allowance Avenue Se, Medicine Hat

MLS® #A2213554

## \$265,000

4 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.11 Acres

River Flats, Medicine Hat, Alberta

Welcome to 332 Allowance Avenue SE, a fantastic opportunity in the heart of Medicine Hat! This charming home offers a total of 4 bedrooms and 2 bathrooms, with a bright and inviting 2-bedroom, 1-bathroom main level that's perfect for first-time buyers. Below, you'll find a fully legal 2-bedroom, 1-bathroom suite—ideal for generating rental income or accommodating extended family. Investors will appreciate the excellent cash flow potential, while homeowners will love the flexibility of a mortgage helper. The property features a single attached garage and sits on a spacious pie-shaped lot, providing ample room for outdoor enjoyment or future development. Located in a well-established, family-friendly neighborhood, this home is close to schools, parks, and all the amenities Medicine Hat has to offer. Don't miss your chance to own a versatile property with incredible value!

Built in 1951

## Essential Information

MLS® #	A2213554
Price	\$265,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.11
Year Built	1951



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	332 Allowance Avenue Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3C9

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

### Interior

Interior Features	Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

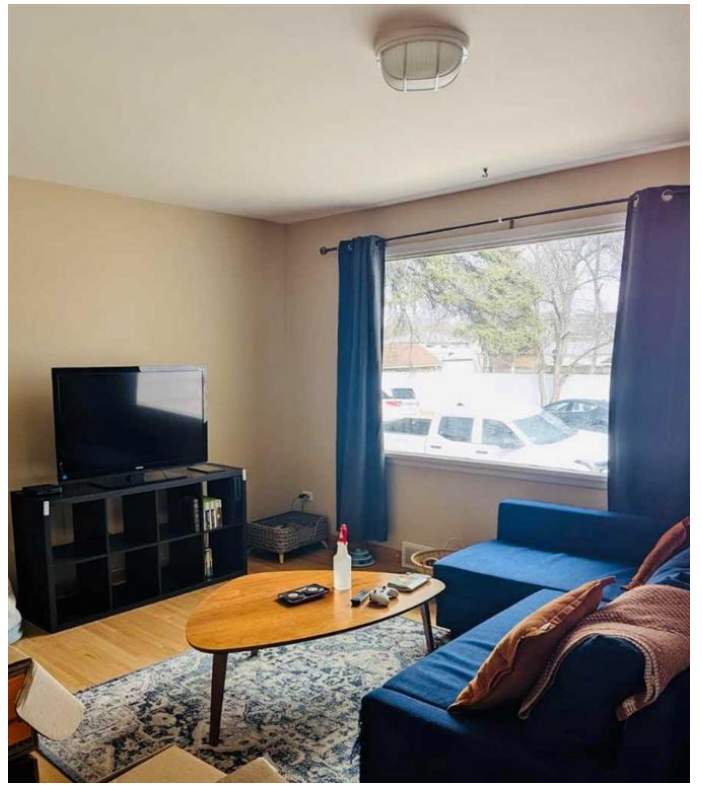
### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	13
Zoning	R1

### Listing Details



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