

\$298,900 - 63 3 Street Nw, Medicine Hat

MLS® #A2270323

\$298,900

4 Bedroom, 2.00 Bathroom, 746 sqft
Residential on 0.14 Acres

Riverside, Medicine Hat, Alberta

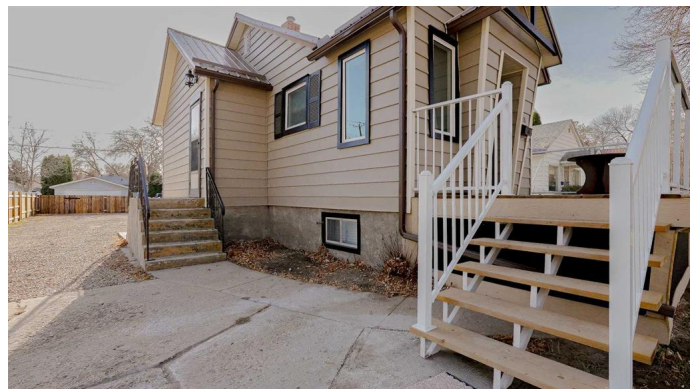
Welcome to this beautifully reimagined bungalow in the heart of Riverside, offering a seamless blend of modern comfort and classic charm. Set on a spacious lot with plenty of room to add a future garage, this home has been thoughtfully updated inside and out to provide peace of mind and stylish living.

Step through the charming front porch into an inviting open layout featuring a bright kitchen with a large sit up island, full appliance package, and an easy flow into the living area. The main floor offers two comfortable bedrooms and a refreshed 4 piece bathroom.

The fully developed lower level adds impressive living space, with two additional bedrooms, a 3-piece bath featuring a tiled shower, a laundry area with washer and dryer, and a cozy family room for relaxing or entertaining.

Extensive updates include a metal roof, all new windows on the main floor, updated insulation throughout (including blown-in attic insulation), new electrical and plumbing systems, upgraded 100 amp service, new furnace, A/C, and hot water tank. The yard has been professionally graded for proper drainage and is fully fenced with plenty of outdoor space to enjoy.

Perfect for first time buyers, investors, or anyone who appreciates a move-in ready



home with modern updates in a mature, central location. Please note: some photos have been digitally staged to help showcase the home's layout and potential.

Built in 1947

Essential Information

MLS® #	A2270323
Price	\$298,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	746
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	63 3 Street Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6K4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level, Standard Shaped Lot
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	5
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

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.