

# \$250,000 - 302, 252 4 Street Se, Medicine Hat

---

MLS® #A2216581

## \$250,000

2 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Top-Floor Condo with Unmatched River Valley & City Views. Welcome to turn-key low maintenance living in the heart of the city! This beautifully renovated top-floor condo offers breathtaking panoramic views of the river valleyâ€”stunning in every season. Ideally located just blocks from the Esplanade, library, restaurants, shopping, and more, youâ€™ll love the convenience of close downtown living. Inside, youâ€™ll find a bright and spacious 2 bedroom, 2 bathroom open concept layout designed for comfort and style in this quiet age restricted building (must be 55 years of age by 2035). The gourmet kitchen has been thoughtfully opened up to the living space and showcases elegant granite countertops, a spacious island with seating, custom cabinetry, and designer lightingâ€”perfect for both entertaining and everyday living. Engineered hardwood flows throughout the main living areas, adding warmth and sophistication. The primary suite features a beautifully updated 3-piece ensuite with a custom tile shower and modern vanity. A second well-sized bedroom is just steps away from the second bathroom which is complete with a full sized shower. A large in-suite laundry room with extra cabinetry and a utility sink adds practical convenience. Youâ€™ll also appreciate the generous storage options throughout the home. This unit includes a heated underground parking stall and storage unit. Building also has an elevator for added convenience. If you're looking for carefree condo living with style, space, and



unbeatable viewsâ€”this one checks every box. Check out the virtual tour and book your showing today!

Built in 1990

**Essential Information**

MLS® #	A2216581
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,256
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	302, 252 4 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0K1

**Amenities**

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Stall, Underground

**Interior**

Interior Features	Central Vacuum, Closet Organizers, Elevator, Granite Counters, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air

Cooling	Wall/Window Unit(s)
# of Stories	3

### Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco

### Additional Information

Date Listed	May 1st, 2025
Days on Market	11
Zoning	R-MD
HOA Fees	658
HOA Fees Freq.	MON

### Listing Details

Listing Office	EXP 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.