

# \$277,800 - 365 4 Street Sw, Medicine Hat

MLS® #A2206085

**\$277,800**

4 Bedroom, 2.00 Bathroom, 1,113 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Fantastic location for this 4-bedroom, 2-bathroom bungalow (could easily be 5) in the desirable SW Hill neighbourhood. Home is move-in ready and available for immediate possession! The main floor features a bright and spacious living room, a kitchen/dining area with a stainless steel fridge and stove as well as a dishwasher. Youâ€™™ll also find three generously sized bedrooms with plenty of natural light and a full 4-piece bathroom. The basement, with its separate back entrance, has large windows and was previously used as an illegal/non-conforming suite. It includes a kitchen area, a large rec room, one bedroom, another 4-piece bathroom, a laundry area with washer and dryer hookups, and a storage room. Outside, the fully fenced backyard offers a heated double detached garage and a large shed for additional storage. Windows and shingles have been updated. Located close to the hospital, schools, pharmacy, groceries, and many other amenities, this home is a fantastic opportunity! Lisa Jerred is a licensed agent in the province of Alberta and is related to the seller but has no vested interest.

Built in 1952

## Essential Information

MLS® # A2206085

Price \$277,800

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,113
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	365 4 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4E7

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Other
Heating	Boiler
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Standard Shaped Lot
Roof	Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 27th, 2025
Days on Market	37
Zoning	R-LD

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.