\$598,900 - 176 1 Street Sw, Medicine Hat

MLS® #A2256002

\$598,900

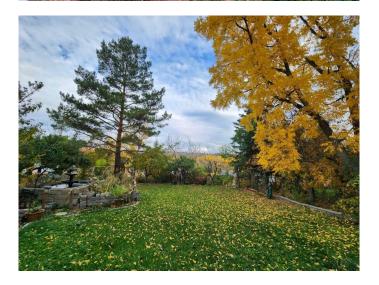
3 Bedroom, 3.00 Bathroom, 2,703 sqft Residential on 0.43 Acres

SW Hill, Medicine Hat, Alberta

This might just be one of the most beautiful locations along the South Saskatchewan River Medicine Hat has to offer!! Welcome to 176 1st Street SW, within walking distance to the historic Downtown, wake up to the stunning sunrise and take in the sunset every evening, you will never want to leave your yard! This unique and whimsical property was one of the cities original homes having enjoyed a substantial renovation in the 80's adding on beautiful amounts of additional and wonderful space! Featuring 3 Bedroom up including laundry and a primary space enjoy taking in the outdoors, eagles flying and the peace of the river flowing when you wake up every morning. This space features an ensuite with claw tub, walk-in shower and unique custom vanity, a huge walk-in closet and a private covered balcony to take in the view. The main floor features all kinds of space for cozy sitting areas, work space and a den that could easily be a main floor bedroom if needed. The walk-out basement features a rec room and storage pond; this functional space can become what ever you desire! There are so many walls in this home that are just ready for your art collection! The yard is a gardeners dream boasting, fruit trees perennial beds, ponds and decks for entertaining and outdoor living! This property offers the unique situation of being next to a spacious easement, offering additional off street parking and privacy. Recent and notable upgrades are hot water tank, shingles, garage, exterior stonework







replaced, and the massive back deck has been upgraded! Don't miss this opportunity to own in this prestigious location!

Built in 1910

Essential Information

MLS® # A2256002 Price \$598,900

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 2,703 Acres 0.43 Year Built 1910

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 176 1 Street Sw

Subdivision SW Hill

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A3Y9

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, No Smoking Home,

See Remarks, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range,

Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Views

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Siding

Foundation Combination, Poured Concrete

Additional Information

Date Listed September 10th, 2025

Days on Market 53

Zoning R-LD

Listing Details

Listing Office REAL BROKER

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.