

# \$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	39
Zoning	R-LD

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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