

\$325,000 - 61 2 Street Sw, Medicine Hat

MLS® #A2266939

\$325,000

2 Bedroom, 1.00 Bathroom, 1,407 sqft

Residential on 0.19 Acres

SW Hill, Medicine Hat, Alberta

This very cute, comfortable single family home has brought happy memories to the Seller for years and years. This home now could be yours! Located on a quiet street in the SW, close to all amenities, schools, restaurants MHRH, downtown and easy access to our City's transit routes. Some unique features are: Front veranda, 100 AMP service, 9' ceilings on the main floor, several built-in cabinets throughout with wood accents, a cozy private loft for that

reading/library/meditation/office/flex or perhaps save for your companies retreat.

(Hide-a-away stays and a selection of furniture and lamps staying) . This property has two bedrooms on the main level, one full bathroom and a really unique loft for all anyone looking for a starter home or perhaps those looking to downsize. Room to develop the lower level.

The backyard (faces south), has underground sprinklers, is completely fenced and landscaped of which you will enjoy year round.

The property is very private with alley access for off extra off street parking. The property MUST be seen to be fully appreciated. *****

First Open House Scheduled for this Sunday, November 1/25 1:00 - 3:00 PM



Built in 1914

Essential Information

MLS® # A2266939

Price \$325,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,407
Acres	0.19
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	61 2 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4A7

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Bookcases, Ceiling Fan(s), No Animal Home, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial

Exterior

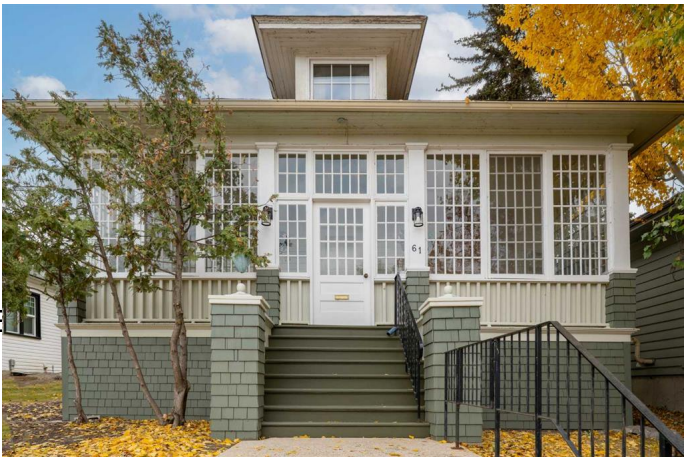
Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Rolling Slope, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed October 28th, 2025
Days on Market 3
Zoning R-LD

Listing Details

Listing Office RIVER STREET REAL ESTATE



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