

\$309,900 - 44 Connaught Drive Sw, Medicine Hat

MLS® #A2085634

\$309,900

3 Bedroom, 2.00 Bathroom, 1,209 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

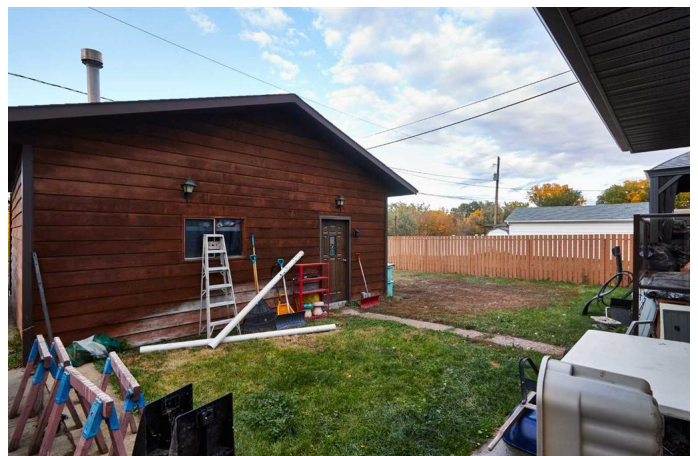
Prime location! This 1209-square-foot bungalow backs on to the coulees and a beautiful walking path with no neighbours directly behind. There is a 24x24 DOUBLE DETACHED garage. It's also conveniently close to schools, parks, shopping, and easy highway access. Inside, the main floor boasts an updated kitchen featuring new cabinets, a sleek modern backsplash, and a full stainless steel appliance package that is just one year old. The open-concept kitchen flows into the cozy living room, complete with a charming window bench offering additional storage and hardwood floors. The main floor continues with a unique primary bedroom featuring double closets and a bay window, a second bedroom, a 4-piece bathroom, and a den with access to a large back deck equipped with a gazebo perfect for enjoying the views. The fully fenced yard also features an RV gate, central a/c and underground sprinklers in the front and backyard. Downstairs, the basement offers a spacious bedroom with ample closet space (the window does not meet egress requirements), an updated 2-piece bathroom, a versatile rec room, and a laundry room complete with a cold room and generous storage space. Call today to book a viewing!

Built in 1957

Essential Information

MLS® #

A2085634



Price	\$309,900
Sold Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,209
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	44 Connaught Drive Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 5H4

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Double Garage Detached, Off Street, Parking Pad, RV Access/Parking

Interior

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

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Gazebo, No Neighbours Behind, Underground Sprinklers, Views

Roof	Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	May 31st, 2024
Days on Market	239
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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