

\$468,900 - 26 Harris Street Sw, Medicine Hat

MLS® #A2126317

\$468,900

4 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.15 Acres

SW Hill, Medicine Hat, Alberta

Tucked away in a peaceful sought after neighbourhood just a stone's throw from the South Saskatchewan River, this spacious bilevel that feels like a bungalow is the perfect place to call home! A welcoming front patio beckons as you approach, hinting at the warmth and vibrance within. Step inside to discover a harmonious blend of natural light and contemporary design, where a spacious living area centres around a striking fireplace framed by windows. Adjacent, the large dining area which seamlessly transitions into the beautiful recently renovated bright white kitchen, featuring ample storage, lrg island with eating bar, and gorgeous windows offering views of the backyard oasis. Featuring 3 bedrooms on the main including a spacious primary with ensuite, this is the perfect family home. Descend to the super fun basement where industrial-inspired accents meet modern comforts, buyers will love the polished concrete floor and open beams. Here, a second living area awaits, complemented by a built-in gas fireplace, alongside a bedroom, a luxe bathroom with soaker tub, and versatile flex spaces ideal for customization, one could easily become a 5th bedroom if needed. Outside, the meticulously landscaped yard invites relaxation and function, with illuminated fence lines, mature trees, and multiple gathering spaces; buyers will love this outdoor haven! The garden has been tilled and ready to plant! The spacious tandem attached garage offers direct access to the yard and the



house. With its proximity to scenic walking paths, parks, and river access, this residence epitomizes the allure of riverside living, promising a lifestyle of leisure and natural beauty.

Built in 1974

Essential Information

MLS® #	A2126317
Price	\$468,900
Sold Price	\$465,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	26 Harris Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4A1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Insulated, Tandem

Interior

Interior Features	Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Low Maintenance Landscape, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 27th, 2024
Date Sold	May 11th, 2024
Days on Market	14
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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