

\$323,000 - 102 3 Street Sw, Medicine Hat

MLS® #A2131715

\$323,000

3 Bedroom, 2.00 Bathroom, 1,201 sqft
Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

BRAND NEW A/C & FURNACE JUST INSTALLED MAY 2024 & NEW ROOF COMING SOON!! ARE YOU LOOKING FOR A UNIQUE HOME WITH SOME FLAIR, GREAT VIBES & NOT COOKIE CUTTER? THEN THIS IS THE ONE FOR YOU! This funky and cool, 1201 sq ft ALL BRICK BUNGALOW, is full of charm and ambience & offers 2 bedrooms & 1 bath on the main floor AND an In Law SUITE in the WALK-OUT BASEMENT(does have a legal sized window)! There's also an ATTACHED SINGLE GARAGE AND RV PARKING! The main floor features NEWER VINYL PLANK FLOORING (2022) in the spacious living room with a detailed ceiling and a large picture window with a view that overlooks the beautiful backyard! Kitchen has lots of cabinets, and a large dining area that also offers a great view! With NO NEIGHBOURS CLOSE BEHIND YOU, you get the best of both worlds! You'll be close to many amenities, yet you'll feel like you're living in the country while you're enjoying the mature backyard, BACKING ON TO A RAVINE. The 4 pc bath features some glass blocks that add to the overall charm and the 2 bedrooms on this level are both large, with the primary bedroom boasting some cool built ins and lots of closet space. The WALKOUT family room in the basement leads to your private "OASIS"! It's an awesome fenced patio area that has a cool outdoor fireplace! The separate 1 bedroom suite has a good



sized kitchen/dining/living area, bedroom plus a 4 pc bath. There is tons of storage in the house, and the single attached garage also hosts the laundry room area. Underground sprinklers take care of the watering for you, the AMAZING BACKYARD IS A PEACEFUL RETREAT, with a zen quality where you can relax, and savour your park-like yard! Very much like country living in the city! Don't just drive by " this needs to be seen to be appreciated! CALL TODAY!

Built in 1954

Essential Information

MLS® #	A2131715
Price	\$323,000
Sold Price	\$313,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	102 3 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4C3

Amenities

Parking Spaces	2
Parking	RV Access/Parking, Single Garage Attached

Interior

Interior Features	Built-in Features, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Outside, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Few Trees, No Neighbours Behind, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Tar/Gravel
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	June 14th, 2024
Days on Market	31
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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