

# \$305,000 - 159 4 Street Sw, Medicine Hat

MLS® #A2136957

## \$305,000

3 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Cozy 3 bedroom, 2 bath bungalow on the SW hill. The eat in kitchen looks out over the backyard. Kitchen boasts tiled backsplash, white cabinetry and stainless appliances. The living room is at the front of the house with plenty of light. There are two bedrooms and a 4 piece bath completing the upper level. The basement contains a large family room with a workout or play area. There is 1 bedroom, a 3pc bath, along with the laundry and storage area. The home has a large yard with a patio area. There is a single detached garage. New Hot water heater and vinyl fence in 2021, A/C in 2022 and owners will leave an extra box of flooring for the kitchen. Some newer windows as well. This bungalow is located in a great area close to all amenities. Text or call today for your showing on this great property.

Built in 1949

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2136957  |
| Price          | \$305,000 |
| Sold Price     | \$300,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 910       |
| Acres          | 0.14      |
| Year Built     | 1949      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 159 4 Street Sw |
| Subdivision | SW Hill         |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A4E2          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Laminate Counters, See Remarks, Storage                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, See Remarks |
| Heating           | Forced Air                                                                |
| Cooling           | Central Air                                                               |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Rain Gutters                                        |
| Lot Description   | Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Vinyl Siding                                                          |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 3rd, 2024  |
| Date Sold      | June 20th, 2024 |
| Days on Market | 17              |
| Zoning         | R-LD            |
| HOA Fees       | 0.00            |

**Listing Details**

Listing Office                    ROYAL LEPAGE COMMUNITY REALTY

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