

\$329,900 - 446 4 Street Sw, Medicine Hat

MLS® #A2143536

\$329,900

3 Bedroom, 2.00 Bathroom, 802 sqft

Residential on 0.14 Acres

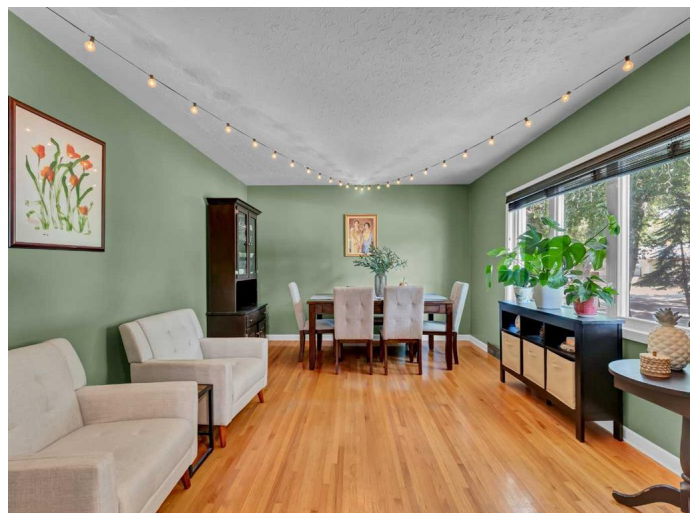
SW Hill, Medicine Hat, Alberta

Imagine a charming home nestled in a vibrant neighborhood, perfectly situated to cater to all your needs. This inviting residence boasts three bedrooms and two bathrooms, making it ideal for families or those seeking a comfortable space with ample room. Located in close proximity to schools, the hospital, shopping facilities, backing off onto a school field, and within walking distance to downtown, convenience is at your doorstep.

Upon entering, you are greeted by a sense of modernity and warmth, thanks to recent updates that have enhanced the home's appeal. New appliances adorn the kitchen, which has undergone a full renovation, featuring contemporary cabinets and countertops that combine style with functionality. The windows throughout the home have been replaced, allowing natural light to flood each room, creating a bright and airy atmosphere.

The lower floor showcases new laminate flooring and fresh carpeting, ensuring comfort and elegance throughout. A highlight of the home is the downstairs master suite, complete with a walk-in closet and a beautifully renovated ensuite bathroom, providing a private retreat within the home.

Outside, a new roof ensures peace of mind, while the addition of a new dual-zone furnace and a 100 amp panel with updated wiring



enhance the home's efficiency and safety. Out back you have a large, private and fully fenced yard with alley access and a single detached garage.

Whether you're looking for a great starter home to begin your journey into homeownership or an investment property to generate revenue, this residence offers both comfort and practicality. Its prime location and thoughtful upgrades make it a rare find in today's market, promising a lifestyle of convenience and comfort for its fortunate new owners.

Built in 1955

Essential Information

MLS® #	A2143536
Price	\$329,900
Sold Price	\$323,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	802
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	446 4 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4E8

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Garage Door Opener, Off Street, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 12th, 2024
Days on Market	16
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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