

\$279,900 - 346 8 Street Sw, Medicine Hat

MLS® #A2154622

\$279,900

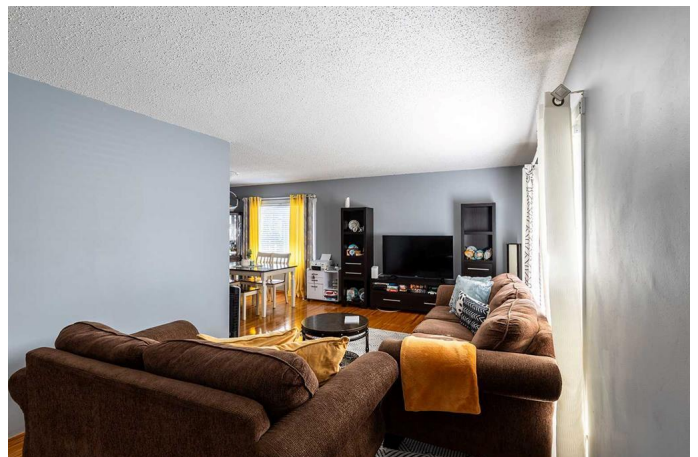
3 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Welcome to 346 8 Street SW, a delightful starter home nestled on a picturesque, tree-lined street in the SW Hill area. With its charming curb appeal featuring a fresh exterior and mature trees, this property exudes warmth and inviting character. Offering 944 square feet of well-designed living space on a generously sized lot, this home is ideal for first time buyers, families or investors seeking out revenue properties. The upper level features 2 bedrooms, a full 4-piece bath, and a welcoming living area adorned with beautiful hardwood floors. The dining area seamlessly connects to the kitchen, which opens to the expansive backyard, perfect for outdoor entertaining or relaxing. The lower level offers a versatile family room, an additional bedroom, a 3-piece bath, laundry, and ample storage. The backyard offers so much potential, providing plenty of room for play, gardening, or future projects. The 22x14 single detached garage adds convenience, whether for vehicle storage or as a workspace for hobbies. Recent updates include a newer roof, fresh vinyl siding, and an updated mechanical system with a furnace and A/C installed in 2015. With proximity to shopping, schools, parks, and an outdoor pool, this property is situated in a desirable area with everything you need just moments away. Don't miss the opportunity to own this lovely home in a fantastic location.

Built in 1952



Essential Information

MLS® #	A2154622
Price	\$279,900
Sold Price	\$278,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	346 8 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4L9

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Storage
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 22nd, 2024
Days on Market	16
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.