

\$325,000 - 11 8 Street Se, Medicine Hat

MLS® #A2158152

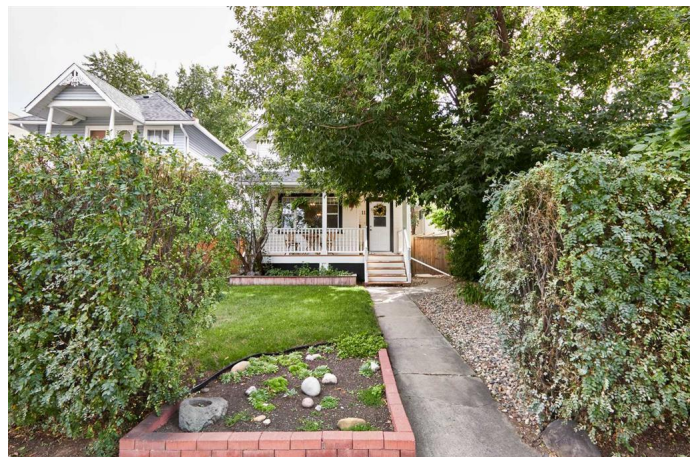
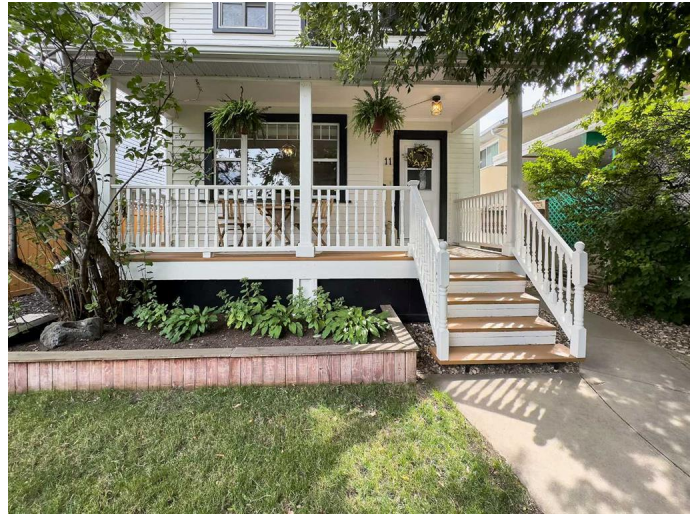
\$325,000

3 Bedroom, 2.00 Bathroom, 1,541 sqft

Residential on 0.09 Acres

SE Hill, Medicine Hat, Alberta

Charming 3 Bedroom Character Home with Modern Updates! Step into this stunning 3 bedroom 1.5 bath, two-story character home on the desirable SE Hill. This beautifully maintained home combines classic charm with modern conveniences, ensuring you enjoy the character of an older home without the typical concerns - insulation, shingles, vinyl windows, electrical, furnace, and siding have all been updated! Begin your mornings with a coffee on the private covered front porch, surrounded by tall hedges and a large shady tree, offering a peaceful retreat. As you enter, you'll be welcomed by a spacious front entrance that leads into an open concept living and dining area, perfect for entertaining. The beautiful hardwood floors, timeless light fixtures, and abundant natural light creates a magazine-worthy space. The kitchen is a chef's dream, featuring sleek quartz countertops, an eat-at island, warm wood open shelving, and a full stainless steel appliance package. Adjacent to the dining room, you'll find a versatile office space (or maybe a music room?), accessible through elegant glass french doors, allowing the spaces to flow together seamlessly. The main floor also includes a cute and efficient mudroom just off the kitchen, with direct access to a convenient two-piece powder room and large back patio - ideal for outdoor gatherings. Upstairs, the second floor boasts three spacious bedrooms, including the primary bedroom with two closets and a cozy



bonus nook that can serve as additional closet space. The second bedroom offers a surprisingly large walk-in closet (you could expose a brick wall here too!) and its own private sunny balcony, while the third bedroom is currently being used as a dreamy dressing room and features built-in shelving, two closets , and a charming window bench. A beautifully updated four-piece bathroom completes the upper level. The partially finished basement provides extra living space, including a cozy den perfect for movie nights, a laundry area, and ample storage. The backyard is an oasis, featuring a large patio with gasline for BBQ, raised garden beds, a beautiful shady tree, dog run with easy-to-clean artificial turf, storage shed, and parking for two vehicles including one spot under a sturdy carport type cover. This gorgeous and move-in ready home won't last long! Contact your favourite REALTORÂ® today and schedule a showing!

Built in 1914

Essential Information

MLS® #	A2158152
Price	\$325,000
Sold Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,541
Acres	0.09
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11 8 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1K9

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Covered, Off Street

Interior

Interior Features	Built-in Features, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 7th, 2024
Days on Market	16
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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