

\$439,000 - 54 3 Street Sw, Medicine Hat

MLS® #A2165251

\$439,000

5 Bedroom, 3.00 Bathroom, 3,385 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Are you searching for a home with character, ample space, and breathtaking views? Your dream home might just be here! This stunning brick two-storey residence, built in 1912, offers 4,677 total square feet (3,385 above grade) of elegance and charm, nestled on the SW Hill with captivating views of Riverside, the historic St. Patâ€™s Church, and the hillsides of Crescent Heights. The property boasts incredible curb appeal and sits on a large lot with a fully fenced backyard thatâ€™s perfect for family fun and entertaining. Enjoy the expansive back deck complete with a slide into the yard, mature trees, lush landscaping, and a delightful swing set and playhouse. Step inside and be impressed by the spacious interior, including a large rear addition that enhances the home's functionality. The original main floor features stunning hardwood floors and exquisite woodworking, along with a cozy front den with an original fireplace surroundâ€”ideal for a home office. The generously sized living and dining rooms flow seamlessly into each other, creating an inviting space for gatherings.

The newly added kitchen is a chef's dream with its beautiful cabinetry, granite countertops, center island, and a large walk-in pantry. Adjacent to the kitchen is a bright dining area surrounded by windows, with bench seating and a tray ceiling, plus additional space perfect for a reading nook or coffee bar. A convenient 2-piece powder room completes this level. Upstairs, youâ€™ll find



four well-sized bedrooms, one with access to a charming front sunroom. The large bathroom features a classic claw-foot tub, and a spacious laundry room adds to the functionality of this floor. The primary suite, located in the rear addition, offers two walk-in closets, numerous windows with breathtaking views, a huge 4-piece ensuite, vaulted wood ceilings, and a private deck. Need more space? The loft area upstairs provides a versatile space perfect for a playroom or man/woman cave. The large basement offers plenty of room for storage, an additional bedroom (with a window that does not meet egress), and plumbing for a future bathroom—imagine the possibilities! Additional features include a heated two-car garage accessible from the alley and underground sprinklers to keep your lawn looking lush. This home truly combines historic charm with modern amenities, creating a perfect backdrop for your family’s next chapter.

Built in 1912

Essential Information

MLS® #	A2165251
Price	\$439,000
Sold Price	\$419,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,385
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	54 3 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4C3

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Landscaped, Back Lane, Back Yard, Lawn, Level, See Remarks, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	November 13th, 2024
Days on Market	62
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

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