

\$448,900 - 121 1 Street Sw, Medicine Hat

MLS® #A2167492

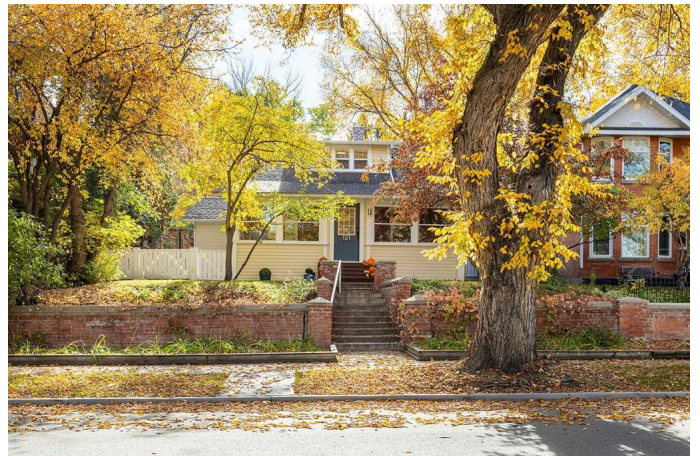
\$448,900

3 Bedroom, 3.00 Bathroom, 1,627 sqft

Residential on 0.17 Acres

SW Hill, Medicine Hat, Alberta

This sun-filled gem is an absolute beauty! Nestled on one of our most sought-after historic tree lined streets, this charming home is move-in ready and has been lovingly updated over the years with modern touches in all the right places. The inviting curb appeal will catch your eye first, drawing you in to the spacious front porch with its built-in bench and storage—a perfect drop zone for busy days, perhaps the place you sit and sip your cup of tea while watching the world pass by. Inside, the warm hardwood floors and bright, airy walls make the space feel so welcoming and offer the perfect places to hang your art collection. The large living room with bookshelves and expansive formal dining area are perfect for hosting family gatherings or entertaining friends. The kitchen is a showstopper, featuring plenty of white cabinets, quartz countertops, and a stunning marble backsplash, with views of the beautiful backyard. It opens up to a cozy and bright eating nook and sunroom, where you'll love to relax and catch up with the family. One standout feature is the heated tile floors not only in the sunroom but all of the 3 bathrooms—talk about cozy! The main floor also offers a large bedroom with study space, that could easily become two bedrooms, a full bathroom and main floor laundry. Upstairs, the primary suite is simply stunning, complete with a sitting area, ensuite, and plenty of closet space. The fully developed basement adds even more value with a bathroom and a



spacious family room with egress window making it the perfect bedroom/guest space, teen room... you name it. Upgrades include but aren't limited to, additional insulation, blown in and spray foam, electrical, plumbing, repointed chimney, vinyl windows and so much more... There is ample parking off the ally and also room to build that dream garage you've been looking for. The Shed with deck is a lovely work space or studio and the covered gazebo might just become your favourite place to spend the summer evenings! There's so much to love about this one of a kind home!

Built in 1910

Essential Information

MLS® #	A2167492
Price	\$448,900
Sold Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,627
Acres	0.17
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	121 1 Street Sw
Subdivision	SW Hill
City	Medicine Hat

County Medicine Hat
Province Alberta
Postal Code T1A3Z1

Amenities

Parking Spaces 4
Parking Off Street, Parking Pad

Interior

Interior Features Bookcases, Built-in Features, Natural Woodwork, Quartz Countertops
Appliances Dishwasher, Refrigerator, Range Hood
Heating Forced Air
Cooling Other
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Garden, Other, Private Yard, Storage
Lot Description Back Yard
Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed September 20th, 2024
Date Sold November 16th, 2024
Days on Market 54
Zoning R-LD
HOA Fees 0.00

Listing Details

Listing Office REAL BROKER



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