

\$315,000 - 26 8 Street Se, Medicine Hat

MLS® #A2176036

\$315,000

2 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.13 Acres

SE Hill, Medicine Hat, Alberta

PUBLIC OPEN HOUSE Saturday November 2nd between 1:00-2:30pm. Welcome to this beautifully renovated character bungalow on the SE Hill, blending original charm with modern updates. From the moment you enter, you™re greeted by a bright all-seasons sunroom, filled with natural light from large windows that create a warm, inviting space year-round. Inside, the home™s character shines through with original woodwork complemented by updated vinyl plank flooring and substantial wood trim and baseboards. The main living area leads to two good sized bedrooms. The primary bedroom, large enough to fit a king-sized bed, offers a view into the sunroom through a large connecting window. The kitchen has been tastefully updated with new paint, flooring, and a stylish tiled backsplash. Enjoy cooking with the high-end stainless steel appliances and convenient pot filler at the stove. Plenty of cabinetry provides ample storage, while the adjacent sunken dining area offers a cozy spot for meals with easy access to the back deck through sliding doors. The main bathroom boasts a renovated look with a double-sink vanity, ensuring space and functionality. Downstairs, the basement features a versatile flex room (currently used as a bedroom), a half-bath, storage space, and a laundry/utility room. Step outside to enjoy a fully fenced and landscaped backyard with a spacious deck (with gas line for BBQ), perfect for relaxation or entertaining. A 24x26 fully finished,



insulated, and heated garage offers secure parking and workspace, complemented by additional storage options, underground sprinklers, and a convenient paved back alley. This home comes with a range of recent upgrades, including a metal roof on the house, a new hot water tank, attic windows, and an updated appliance package within the past 6 months. Additional upgrades over the past five years include replacement of several windows, a new furnace and A/C, garage shingles, gutter guards, and blown-in attic insulation. A large, permitted side driveway offers the perfect spot for an RV, boat, or extra vehicles. This charming bungalow is ready for its new owners to simply move in and enjoy! Don't miss out—take the virtual tour anytime, 24/7, and experience all this home has to offer. Square footage includes front porch entry.

Built in 1913

Essential Information

MLS® #	A2176036
Price	\$315,000
Sold Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	967
Acres	0.13
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	26 8 Street Se
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Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1L1

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped, Underground Sprinklers
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2024
Date Sold	November 4th, 2024
Days on Market	6
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CANYON CREEK
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