

\$445,000 - 144 2 Street Sw, Medicine Hat

MLS® #A2176309

\$445,000

4 Bedroom, 2.00 Bathroom, 1,381 sqft

Residential on 0.17 Acres

SW Hill, Medicine Hat, Alberta

This classic brick-and-stucco bungalow with an attached garage has undergone extensive renovations and is nestled on one of the city's most desirable streets. Welcome to 144 2 Street SW - her charm will warm your heart. Upon entering the home you are welcomed by a thoughtful boot room that draws you into the home. The living room and connected dining space is beautifully lit with dreamy natural light that kisses the curvaceous wall and ceiling accents so perfectly showing off the lovely mid century features this home has married with updates over the years. Hard wood floors, original wood doors and solid food finishing work are warm, quality feature's. The Main level hosts two good size bedrooms, one with surprise view! The 4 piece bathroom is a good size and it's nicely finished. The kitchen has custom white cabinets that flow to the ceiling, glass accents, luxe granite countertops and a cozy breakfast nook that opens onto the back deck and garden. The completely renovated basement now offers two spacious bedrooms with large closets, a wine cellar with a granite tasting bar, and a fun play area. Thoughtfully updated to keep its original charm, this home has high-quality finishes throughout. Here's a look at what's been touched on: updated electrical, plumbing, furnace, and insulation; a stunning kitchen with ceiling-height white cabinets, granite countertops, stainless steel appliances, two renovated bathrooms, including a custom rain



shower with body jets and heated floors in the lower bath; plus beautiful flooring like Canary wood hardwood, plush carpet, cork, and modern tile. Outside, most of the windows are new triple-pane vinyl, and the exterior has been wrapped in E.F.I.S. with stucco. The fenced yard includes a large deck, gardens, and opportunity to continue to curate your backyard oasis.

Built in 1950

Essential Information

MLS® #	A2176309
Price	\$445,000
Sold Price	\$435,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,381
Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	144 2 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4A8

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street, Single Garage Attached

Interior

Interior Features	Dry Bar, Granite Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Freezer, Garage Control(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Brick Facing, Family Room, None, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 14th, 2024
Days on Market	14
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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