

\$274,900 - 702 8th Street Sw, Medicine Hat

MLS® #A2176737

\$274,900

4 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.19 Acres

SW Hill, Medicine Hat, Alberta

First time on the market for this well built and spacious 4 bedroom raised bungalow conveniently located on a quiet street near the hospital. Good quality, high wind resistant shingles installed about 5 years ago. The electrical service was just upgraded to 100 amp (November 2024) (est. approx. \$7,500 Quickway Electrical as per attached quote in supplements). Large 65 X 125 lot with RV Parking and lots of off street parking if needed.

Hardwood floors under carpet in the living room, hallway and 3 main floor front bedrooms. This is a one family owned home since new and is in very clean condition with original woodwork and cabinets also in very good condition. Some upgrading could be done and this will only increase equity. The kitchen is large with ample cabinets. The portable dishwasher is about 15 years and has never been used and is in "As-Is" condition. Complete appliance package is also included including the downstairs piano. All other furniture is negotiable with exception of sentimental master bedroom furniture. The cozy and bright front living room has a feature wall with an electric fireplace. The exterior is vinyl and brick with all windows metal clad. Basement windows are also large and therefore letting in lots of light (this is a benefit of a raised bungalow). There could easily be a studio suite in the bright basement with its own private entrance and this may be convenient for a family member or as additional income potential. This home enjoys "good vibes" and



should be well received in todays market.

Built in 1954

Essential Information

MLS® #	A2176737
Price	\$274,900
Sold Price	\$260,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,320
Acres	0.19
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	702 8th Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4M6

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Refrigerator, Stove(s), Built-In Refrigerator, Built-In Range, Dishwasher, Range Hood, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick
Foundation	Block

Additional Information

Date Listed	November 2nd, 2024
Date Sold	February 11th, 2025
Days on Market	101
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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