

# \$284,900 - 663 6 Street Sw, Medicine Hat

MLS® #A2180838

**\$284,900**

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.15 Acres

SW Hill, Medicine Hat, Alberta

Opportunity is knocking !!! With its charming curb appeal and prime location in the sought-after hospital area, this solid bungalow combines classic character with thoughtful updates. The main floor showcases beautiful original hardwood, adding warmth and timeless elegance. A rear addition has created an oversized primary bedroom featuring spacious walk-in closet that buyers will love!! The large formal dining room opens to the back deck through garden doors, perfect for entertaining or enjoying quiet evenings. The gorgeous and very cool deck even has a tree featured! The fenced south facing backyard is generously sized and boasts mature trees, offering a private and outdoor retreat. Notable is the eat-in kitchen with large windows for enjoying a causal morning before headed out the door, the sturdy oak cabinets would be so cute painted up, the perfect place to add your personal touch! The fully developed basement features a 3rd bedroom and room for a 4th, a full bath, spacious family room with wet bar, perfect for teens or even renting out a room for an income helper and a large laundry room. Some Fresh paint, Bathroom Updates & Shingles on the garage have been replaced recently!! This is an excellent investment!

Built in 1954

## Essential Information

MLS® #

A2180838



|                |             |
|----------------|-------------|
| Price          | \$284,900   |
| Sold Price     | \$295,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,059       |
| Acres          | 0.15        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 663 6 Street Sw |
| Subdivision | SW Hill         |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A 4J4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Built-in Features                                            |
| Appliances        | Bar Fridge, Dishwasher, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Brick           |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 1st, 2024 |
| Date Sold      | December 3rd, 2024 |
| Days on Market | 1                  |
| Zoning         | R-LD               |
| HOA Fees       | 0.00               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|



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