

\$319,900 - 378 9 Street Sw, Medicine Hat

MLS® #A2196962

\$319,900

3 Bedroom, 2.00 Bathroom, 1,357 sqft

Residential on 0.29 Acres

SW Hill, Medicine Hat, Alberta

RARE FIND! This bungalow on the SW Hill is situated on TWO City Lots! 100x125 ft. The home itself has over 1300 square feet. With a decent sized living room, kitchen and dining area, together with main floor laundry (with sink), Primary bedroom, 2nd bedroom and 4 piece bathroom. Downstairs you have a large family room, a 3rd bedroom, 3 piece bathroom, utility room and bonus room (gym or games room) which could be converted to a 4th bedroom, Newer vinyl plank flooring and carpet throughout, except the bonus room downstairs as this room was damaged due to the kitchen fridge waterline leaking. The ceiling drywall and flooring has been removed in this room. If you enjoy coffee on the deck, you have two choices as the front covered deck or the very large covered rear deck, which overlooks the fenced back yard ! There is a Carport, Front concrete driveway and rear access parking. Plenty of room for several vehicles. Potential investors may want to look at building a multi unit home on this lot as it is walking distance to the hospital, schools, shopping, parks and walking trails, bus routes and more! Hot water tank is 2018. Comes with central air also. Taxes for 2024 were \$2892. Make an appointment to view this solid home today!

Built in 1946

Essential Information



MLS® #	A2196962
Price	\$319,900
Sold Price	\$318,400
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,357
Acres	0.29
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	378 9 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4N9

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Additional Parking, Carport

Interior

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Central Air Conditioner, See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Other, Stucco, Wood Frame, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed February 25th, 2025
Date Sold March 10th, 2025
Days on Market 13
Zoning R-LD
HOA Fees 0.00

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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