

# \$469,900 - 574 4 Street Sw, Medicine Hat

MLS® #A2238223

**\$469,900**

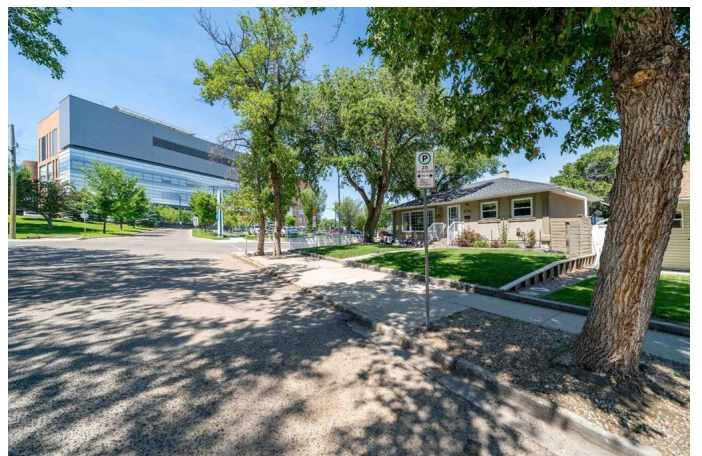
3 Bedroom, 2.00 Bathroom, 866 sqft  
Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Immaculate and fully renovated, this charming 965 sq ft bungalow is truly move-in ready. Every inch of the home has been thoughtfully updated, from the refinished hardwood floors to the upgraded insulation in both the attic (R50) and exterior walls, added when the stucco was redone. The kitchen, renovated in 2015, offers a bright white country style with granite countertops and stainless steel appliances. The main floor features two bedrooms and a full bathroom, with a third bedroom and second full bath located downstairs.

Additional updates include new lighting throughout, fresh paint within the last few years, and upgraded plumbing with the original clay line replaced and a backflow preventer installed—ensuring peace of mind and a dry basement. The beautifully manicured yard is maintained with underground sprinklers and shaded by a mature maple tree. A large, full-width deck offers multiple seating areas, including a covered corner perfect for relaxing outdoors.

The double detached garage is heated, built with 2x6 construction, and includes 220 wiring. The maintenance-free vinyl fencing and a combination of stucco and stone siding provide lasting curb appeal. Located just steps from the hospital, this is an ideal spot for medical professionals or anyone looking for a quiet, well-cared-for home in a convenient



location. Thereâ€™s truly nothing left to do but move in and enjoy.

Built in 1955

### Essential Information

MLS® #	A2238223
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	574 4 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4G1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Vinyl Windows, Crown Molding, Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	41
Zoning	R-LD

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.