

\$263,500 - 445 8 Street Sw, Medicine Hat

MLS® #A2255499

\$263,500

4 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

GREAT NEIGHBOURHOOD, INCREDIBLE POTENTIAL, AND A GREAT OPPORTUNITY TO BUILD EQUITY! Close to schools, shopping and many amenities this solid 1024 sq ft bungalow, with 4 bedrooms (2+2) and 2 baths, is perfect for families, empty nesters, "œrevenue seekers" or a great starter home! PLUS there is a 14x24 DETACHED GARAGE, CARPORT AND RV PARKING! THERE ARE HARDWOOD FLOORS UNDER THE CURRENT FLOORING IN THE LIVING ROOM AND HALLWAY, THE BEDROOMS ALSO HAVE HARDWOOD! The main floor features a spacious living room (with electric fireplace) kitchen, dining area, 2 good sized bedrooms, a large 4 pc bath. Basement is host to 2 more bedrooms, a family room, 3 pc bath, laundry, cold room, and TONS of storage! There's also a walkout to the backyard.! The yard is fenced and even comes with a PEAR TREE (we'll throw in the partridge!) This could be a great investment for the right buyer! Some updates include a METAL ROOF, HWT NEW (March 2025), and the furnace was replaced in 1996. Property being sold "œas is where is". Call today to View!

Built in 1953

Essential Information

MLS® # A2255499

Price \$263,500



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	445 8 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4M1

Amenities

Parking Spaces	2
Parking	Single Garage Detached, Alley Access, Garage Faces Rear
# of Garages	1

Interior

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped

Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	5
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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