

\$299,900 - 702 1 Street Sw, Medicine Hat

MLS® #A2198658

\$299,900

3 Bedroom, 2.00 Bathroom, 802 sqft
Residential on 0.24 Acres

SW Hill, Medicine Hat, Alberta

OPEN HOUSE Sunday March 16 from 1:00 to 2:30 pm. Location! Location! Location!
This SW Hill bungalow sits on a huge 60 x 175 ft lot just steps away from the South Saskatchewan River on First Street SW, close to the Windmill Garden Centre, Hospital, Bus Routes, Schools, Walking and Biking trails, and so much more! With 2+1 Beds, 2 Baths, this cute little bungalow is the perfect home for those downsizing or makes a fabulous starter home. The family room down does have a closet space with large window and is being used as a 4th bedroom. There are some modern touches, coupled with some original mid century charm. The extremely long front driveway not only has tons of room for several vehicles, but there is also a single garage with power, wide carport that can accommodate 2 vehicles under the roof, and there is rear parking in the backyard. Underground sprinkler system in the front and rear landscaped yard, plus, the gardens use a rainwater fed system with pump. Some of the major cost updates are: *Shingles were redone in 2020. *Furnace in 2010. *Hot water tank in 2011. *Central Air in 2010. Wiring & Electrical in 2010* Additional Attic Insulation in 2010*. The Seller's™s noted that this is an extremely quiet place to live with the absolute BEST neighbours! Taxes for 2024 were \$2340. Make an appointment today!

Built in 1953



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2198658 |
| Price | \$299,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 802 |
| Acres | 0.24 |
| Year Built | 1953 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 702 1 Street Sw |
| Subdivision | SW Hill |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1A 3Z6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 7 |
| Parking | Additional Parking, Alley Access, Attached Carport, Concrete Driveway, Garage Door Opener, RV Access/Parking, Single Garage Detached, Covered |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Rain Barrel/Cistern(s) |
| Lot Description | Back Lane, Back Yard, Garden, Landscaped, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 3rd, 2025 |
| Days on Market | 11 |
| Zoning | R-LD |

Listing Details

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

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