

\$319,900 - 702 8 Street Sw, Medicine Hat

MLS® #A2245963

\$319,900

4 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.19 Acres

SW Hill, Medicine Hat, Alberta

Well built and spacious 4 bedroom raised bungalow conveniently located on a quiet SW Hill street near the hospital. Good quality, high wind resistant shingles installed about 5 or six years ago. The electrical service was just upgraded to 100 amp service and main floor plugins updated (est. approx. \$7,500 Quickway Electrical). Large 65 X 125 lot with RV Parking and lots of off street parking if needed. Hardwood floors under carpet in hallway and 3 main floor front bedrooms. New carpets installed in hallway and bedrooms, This home is in very clean condition with original woodwork and cabinets also in really good condition. The large country kitchen has solid oak cabinets in very good condition as well as new stainless steel appliances. New air conditioning also installed within past six months along with new R50 insulation added to attic as well as 5 large old trees removed for safety purposes. Complete new stainless appliance package is also included. Cozy and bright front living room. The exterior is vinyl and brick with all windows metal clad. Basement windows are also large and therefore letting in lots of light (this is a benefit of a raised bungalow). There could easily be a studio suite (when renovated) in the bright basement with its own private entrance and this may be convenient for a family member or as additional income potential. This home enjoys "good vibes" and should be well received in todays market. Reportedly around \$45,000 was invested into



this property within last six months

Built in 1954

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2245963 |
| Price | \$319,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,320 |
| Acres | 0.19 |
| Year Built | 1954 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 702 8 Street Sw |
| Subdivision | SW Hill |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1A4M6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 1 |
| Parking | Off Street, Parking Pad, RV Access/Parking, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home |
| Appliances | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|-------------------|
| # of Fireplaces | 1 |
| Fireplaces | None |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden |
| Lot Description | Back Lane, Corner Lot, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding |
| Foundation | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 5th, 2025 |
| Days on Market | 3 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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