

\$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	Alley Access, Garage Faces Rear, Single Garage Detached
# 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	9
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.