

# \$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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