

**364 4 Street SW
Medicine Hat, Alberta**

MLS # A2220991



\$274,900

Division:	SW Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,407 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 364 4 Street SW, a warm and inviting character home located in one of Medicine Hat's most established and walkable neighborhoods. This 3-bedroom, 3-bathroom property offers timeless charm with thoughtful updates and plenty of opportunity to add your personal touch. Inside, you'll find original hardwood floors and unique architectural details that reflect the home's character and history. The kitchen is functional with ample storage and has been updated with a new fridge and dishwasher (less than a year old). The washer and dryer are also newer, offering modern convenience. Upstairs, the three bedrooms include a primary suite with a private balcony—a perfect place to enjoy your morning coffee or unwind in the evening. The double detached garage provides convenient parking and extra storage space. With classic features throughout, this home is ideal for someone looking to preserve its original charm while adding their own style. Located close to schools, parks, and downtown amenities, this home is full of potential in a fantastic location. Call your favourite REALTOR® today to schedule a private showing!