

**333 9 Street SW
Medicine Hat, Alberta**

MLS # A2255284



\$268,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	896 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home		

Inclusions: none

This 896 sq.ft. bungalow is situated in a quiet, established neighborhood on the SW Hill. It offers 2 bedrooms on the main level along with a bright kitchen, large living room and a 4-piece bath. The basement is totally developed with a kitchenette, family room (could be another bedroom), a spacious laundry area, bedroom and another 4-piece bath. Original well-maintained hardwood is featured on the main level living room and bedrooms. A side entrance allows direct access to the lower level. This property is within walking distance to numerous schools, parks, recreational facilities, restaurants and Safeway shopping center. The large 50x125 lot is partially fenced with numerous fruit trees and shrubs and a 13x22 detached garage. Appliances included along with central vac "as is" but all are currently in working order. Shingles replaced in 2019. Current tenants have rented the property since 2019 and would like to stay if the new buyer is another landlord. Title insurance to be offered in lieu of an RPR and compliance certificate.