

**365 4 Street SW
Medicine Hat, Alberta**

MLS # A2206085



\$277,800

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Boiler	Water:	-
Floors:	Linoleum, Other, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Central a/c

Fantastic location for this 4-bedroom, 2-bathroom bungalow (could easily be 5) in the desirable SW Hill neighbourhood. Home is move-in ready and available for immediate possession! The main floor features a bright and spacious living room, a kitchen/dining area with a stainless steel fridge and stove as well as a dishwasher. You'll also find three generously sized bedrooms with plenty of natural light and a full 4-piece bathroom. The basement, with its separate back entrance, has large windows and was previously used as an illegal/non-conforming suite. It includes a kitchen area, a large rec room, one bedroom, another 4-piece bathroom, a laundry area with washer and dryer hookups, and a storage room. Outside, the fully fenced backyard offers a heated double detached garage and a large shed for additional storage. Windows and shingles have been updated. Located close to the hospital, schools, pharmacy, groceries, and many other amenities, this home is a fantastic opportunity! Lisa Jerred is a licensed agent in the province of Alberta and is related to the seller but has no vested interest.