

# \$224,900 - 22 5 Street Sw, Medicine Hat

MLS® #A2231854

## \$224,900

3 Bedroom, 2.00 Bathroom, 880 sqft  
Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Investor Opportunity – Prime Location in SW Hill!

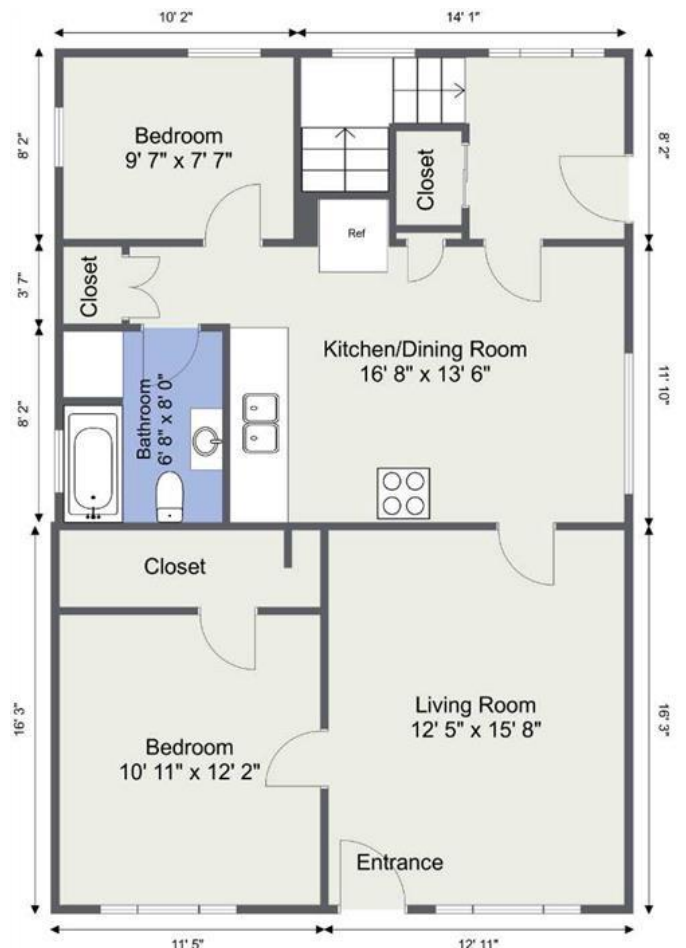
Welcome to 22 5 Street SW, a fantastic investment opportunity nestled in the heart of the sought-after SW Hill neighborhood. Whether you're looking to expand your real estate portfolio or find a home with long-term potential, this property is brimming with value and possibility.

This charming home offers 3 spacious bedrooms and 2 full bathrooms, making it ideal for families, tenants, or future renovations. The detached garage provides secure parking and additional storage, while the generously sized yard offers plenty of room for gardening, outdoor living, or future development.

Located just minutes away from shopping centers, schools, parks, and essential amenities, this property boasts a convenient and highly desirable location. Enjoy the ease of access to everything you need, all while living in a quiet, established community.

Whether you're a seasoned investor or a first-time buyer looking for potential and value, 22 5 Street SW is a property you won't want to miss.

Don't miss out – schedule your viewing today and see the potential for yourself!



EXTERIOR AREA 880 SQ FT  
INTERIOR AREA 835 SQ FT

Built in 1948

### Essential Information

MLS® #	A2231854
Price	\$224,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	22 5 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4G4

### Amenities

Parking Spaces	3
Parking	Driveway, Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters, Wood Windows
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Other, Wood Frame
Foundation	None

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	1
Zoning	R-LD

### **Listing Details**

Listing Office	EXP REALTY
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