

\$274,900 - 702 8 Street Sw, Medicine Hat

MLS® #A2245963

\$274,900

4 Bedroom, 2.00 Bathroom, 1,320 sqft
Residential on 0.19 Acres

SW Hill, Medicine Hat, Alberta

OPEN HOUSE SAT 4th October 2:00 - 4:00pm. Spacious 4 bedroom raised bungalow conveniently located on a quiet SW Hill street near the hospital. Good quality, high wind resistant SHINGLES INSTALLED ABOUT 6 YEARS AGO. The ELECTRICAL SERVICE WAS JUST UPGRADED 2025 TO 100 AMP and main floor plugins updated at the same time (est. approx. \$7,500 Quickway Electrical). LARGE 65 X 125 LOT with RV PARKING and lots of OFF STREET PARKING if needed. HARDWOOD FLOORS under carpet in hallway and 3 main floor front bedrooms. NEW CARPETS INSTALLED 2025 in hallway and bedrooms, This home is in VERY CLEAN CONDITION with original woodwork and cabinets also in really good condition. The LARGE COUNTRY KITCHEN has solid oak cabinets in really nice condition as well as COMPLETE NEW STAINLESS STEEL APPLIANCE PACKAGE 2025. NEW AIR CONDITIONING also installed 2025 along with NEW R50 INSULATION ADDED TO ATTIC as well as 4 large old trees removed for safety purposes and all in 2025.. Cozy and bright front living room. The exterior is vinyl and brick with all windows metal clad. Basement windows are also large and therefore letting in lots of light (this is the benefit of a raised bungalow). There could easily be a studio suite (when renovated) in the bright basement with its own private entrance and this may be convenient for a family member or as



additional income potential. This home enjoys "good vibes" and should be well received in todays market. Reportedly around \$45,000 was invested into this property within 2025. Basement suite needs renovations but has really meaningful potential.

Built in 1954

Essential Information

MLS® #	A2245963
Price	\$274,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,320
Acres	0.19
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	702 8 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4M6

Amenities

Parking Spaces	1
Parking	Parking Pad, Single Garage Attached, Off Street, RV Access/Parking
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
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Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Block

Additional Information

Date Listed	August 5th, 2025
Days on Market	59
Zoning	R-LD

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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