

# \$268,000 - 333 9 Street Sw, Medicine Hat

MLS® #A2255284

## \$268,000

3 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

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.

Built in 1952

## Essential Information

MLS® #	A2255284
Price	\$268,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	896
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	333 9 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4P1

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Central Vacuum, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 9th, 2025
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Zoning

R-LD

## **Listing Details**

Listing Office

RIVER STREET REAL ESTATE

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