

\$269,900 - 440 4 Avenue Sw, Medicine Hat

MLS® #A2257183

\$269,900

4 Bedroom, 2.00 Bathroom, 1,068 sqft

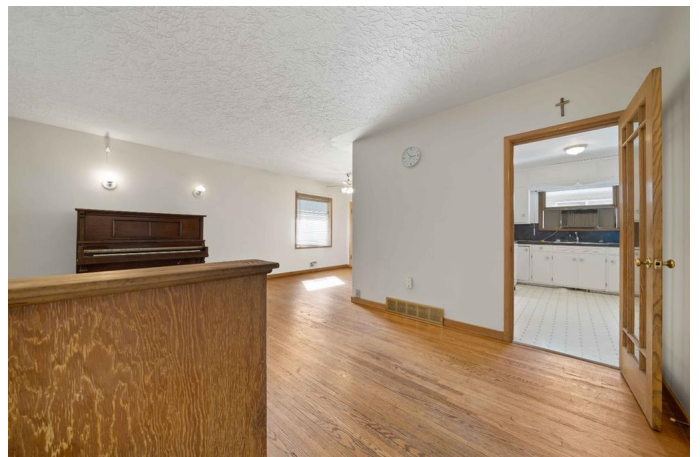
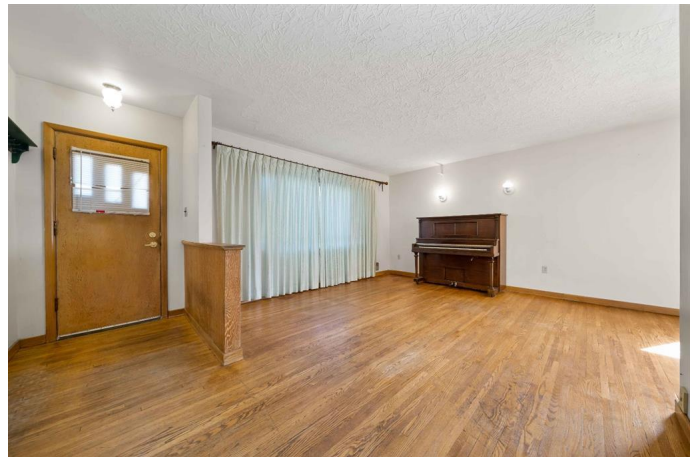
Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Nestled in a highly sought-after location at 440 4th Avenue SW, this four-bedroom, two-bathroom bungalow offers incredible potential for anyone looking to create their dream home or add value as an investment. Situated just two short blocks from the Medicine Hat Regional Hospital, and within walking distance to schools, parks, and shopping, youâ€™ll love the convenience and charm of this established neighbourhood. The main floor offers three bedrooms, a four-piece bathroom, and a bright living room that flows into the kitchen and dining areaâ€”spaces ready to be reimagined with your own personal style. The partially finished basement adds even more possibilities, with a fourth bedroom, a three-piece bathroom (not fully operational), and a spacious family room/rec room complete with a barâ€”perfect for future gatherings or entertainment. Plenty of storage throughout ensures youâ€™ll have room to grow! Outside, enjoy a good-sized yard and a 13â€™ x 23â€™ detached garage, providing ample parking and workspace. While the home is in original condition and ready for updates, its prime location and solid layout make it a rare opportunity to gain sweat equity and create a home or rental property that perfectly suited to your needs.

Built in 1954

Essential Information



MLS® #	A2257183
Price	\$269,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,068
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	440 4 Avenue Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4Z9

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Dry Bar, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025
Days on Market 3
Zoning R-LD

Listing Details

Listing Office EXP REALTY

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