

# \$309,900 - 118 2 Street Sw, Medicine Hat

MLS® #A2231920

## \$309,900

2 Bedroom, 2.00 Bathroom, 1,744 sqft  
Residential on 0.17 Acres

SW Hill, Medicine Hat, Alberta

Situated on the picturesque and highly sought-after 2nd Street SW, this charming turn-of-the-century home offers timeless appeal in one of the city's most beloved neighborhoods. Surrounded by mature trees and just minutes from downtown, you'll love the quiet, established feel of the area paired with unbeatable convenience. Inside, you'll find a warm and inviting atmosphere that blends character with comfort. The highlight of the main floor is a beautiful wood-burning fireplace in the living room—perfect for cozy evenings at home. A convenient half bath and a delightful screened front porch, ideal for morning coffee or unwinding in the evening, round out the main level. Upstairs, the home reveals a unique layout with two bedrooms and a versatile den, accessible by its own private staircase—ideal for a home office, creative space, or reading nook. A full 4-piece bathroom serves the upper level. The lower level adds even more functionality with a comfortable family room, offering extra space for relaxation or entertaining. With alley access to a single detached garage and a generous lot, this home combines practicality with enduring charm. Experience the perfect balance of heritage character and everyday livability—all in an exceptional location on one of the city's most desirable streets.

Built in 1912

## Essential Information



MLS® #	A2231920
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,744
Acres	0.17
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	118 2 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4A8

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	77
Zoning	R-LD

### **Listing Details**

Listing Office	EXP REALTY
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