

\$315,000 - 102 9 Street Se, Medicine Hat

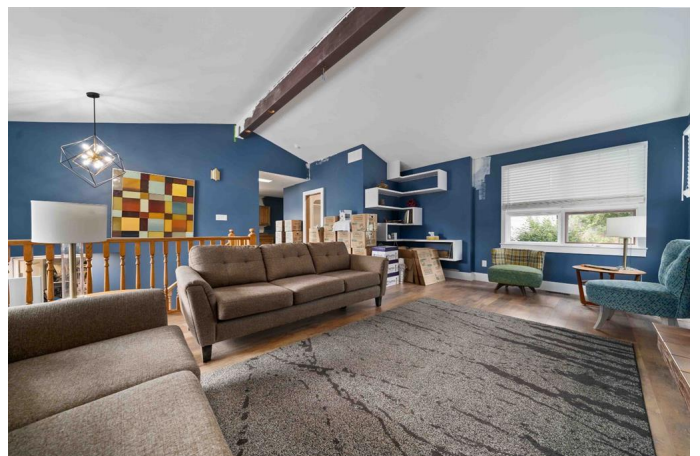
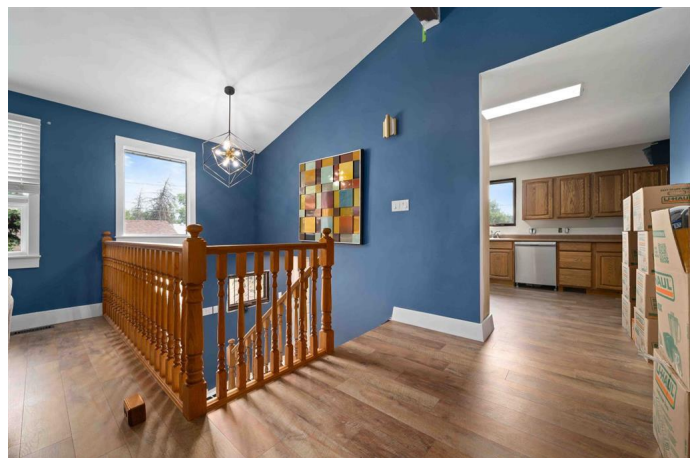
MLS® #A2239999

\$315,000

3 Bedroom, 2.00 Bathroom, 1,455 sqft
Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

The charm of SE Hill combined with an incredible opportunity - welcome to 102 9th Street SE! The owners of this lovely property had incredible plans to complete this home's modern transformation. After finishing so much of the work, their plans changed and now they are providing an opportunity to one lucky buyer to complete the project and build instant equity in the process. This 1455 square foot bungalow offers an incredible floorplan with multiple large entertaining spaces, and plenty of room for the growing family. The livingroom is the crown jewel of this home, with incredible vaulted ceilings, gorgeous new laminate flooring, and a charming wood burning fireplace. The spacious kitchen offers an abundance of cabinets and counter space, and leads into a generous sized dining room - perfect for those family dinners. 3 large bedrooms and a full bathroom are also found on the main floor. The basement features an incredible family/theatre room that is exactly what you need for those family movie nights. Also downstairs you'll find a laundry area, 2pc bathroom, and additional unfinished space that could be transformed into additional bedrooms, office space, home gym, playroom, or anything else your family requires. This home also offers a wealth of storage space that must be seen to be appreciated. Enjoy your morning coffee or a glass of wine in the evening on the covered rear patio. As if that isn't enough! this property also offers a



20x22 detached garage to protect your vehicles from the elements. All this is found on a corner lot on a beautiful tree-lined street, close to schools, parks, and shopping.

Don't miss out - your opportunity awaits!

*NOTE - numerous building supplies including some drywall, additional flooring, and a new bathtub for the main floor bathroom will all be included for the benefit of the buyer.

Built in 1947

Essential Information

MLS® #	A2239999
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,455
Acres	0.15
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	102 9 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1N2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Other
Foundation	Other

Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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