

# \$395,000 - 60 9 Street Sw, Medicine Hat

MLS® #A2240096

## \$395,000

3 Bedroom, 2.00 Bathroom, 1,535 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Step into this beautifully restored character home that has been completely redone from top to bottom, inside and out. Featuring 3 spacious bedrooms, 1 full bathroom upstairs and a convenient half bath on the main floor, this home blends classic charm with modern upgrades. The main floor boasts stylish vinyl flooring throughout, a refreshed kitchen with brand new high-end appliances, refreshed cabinetry, and new countertops. Both bathrooms have been tastefully updated with new vanities, sinks, faucets and the entire interior has been freshly painted. Outside, the home shines with a full exterior repaint, new landscaping, underground sprinklers, and newly planted shrubs. Enjoy your mornings on the screened-in front porch with new flooring or relax in the refreshed side yard, ideal for kids or quiet coffee time. A brand-new deck offers additional outdoor living space (to be finished prior to possession), and a large new shed adds excellent storage options. Upstairs you will find three spacious bedrooms as well as a bonus space off one of the bedrooms. Perfect for a home office or kids play area! Downstairs, the basement features all-new flooring, while the main floor laundry includes a brand new washer and dryer for added convenience. Located close to Safeway, walking paths, parks, and schools, this turnkey property is perfect for anyone seeking comfort, style, and a prime location.

Built in 1914



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240096    |
| Price          | \$395,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,535       |
| Acres          | 0.14        |
| Year Built     | 1914        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 60 9 Street Sw |
| Subdivision | SW Hill        |
| City        | Medicine Hat   |
| County      | Medicine Hat   |
| Province    | Alberta        |
| Postal Code | T1A 4N6        |

## Amenities

|                |                     |
|----------------|---------------------|
| Parking Spaces | 2                   |
| Parking        | Carport, Off Street |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Crown Molding, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | Central Air                                                                |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Back Lane, Back Yard, Gazebo |
| Roof            | Asphalt Shingle              |
| Construction    | Cement Fiber Board           |
| Foundation      | Brick/Mortar                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 3               |
| Zoning         | R-LD            |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|



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