

# **\$359,900 - 688 8th Street Sw, Medicine Hat**

MLS® #A2218090

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.20 Acres

SW Hill, Medicine Hat, Alberta

Great sought after location on the SW Hill and close to the Medicine Hat Regional Hospital. This obviously very well built, well maintained, very clean and gently lived in raised bungalow which exudes charm and is really most welcoming. The home benefits with lots of windows and is therefore lovely and bright. All the upstairs windows are PVC (2012) and maintenance free. You will feel comfortable in the generous sized living room which has gorgeous sculptured and inset ceilings. There are two interior pocket doors with glass to add to the charm with original hardwood floors in the upstairs bedrooms and also under the carpet in the living room. All the woodwork and cabinetry is in excellent condition, including the very warm beach kitchen cabinets. The corner windows in the kitchen allows for good street views. Updated tile work in the kitchen plus lots of counter space. There also is a formal dining room plus a built in china cabinet. Window coverings are updated and of good quality. This is a non smoking, no pet home. In the fully developed basement there is a summer kitchen (as described in the City Plot Plan) and along with a comfortable family room, full bathroom and a decent sized bedroom and therefore has the making of a great "granny" suite, or a place for young adults if needed. Updated electrical box with copper wiring. As this is a raised bungalow this allows for larger windows and making the basement also nice and bright. The metal roof (2018) is also a plus. The lot is



oversized (68' X125') but without a sidewalk on the west side which makes it more private and with no need for snow shoveling. Average utilities average of \$325 for past 12 months. This home also features mature landscaping, maintenance free exterior, automatic underground sprinklers (front and back) and a single detached garage with a breezeway. Lots of space for RV parking. Needless to say that this home exudes pride of ownership

Built in 1955

### Essential Information

MLS® #	A2218090
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.20
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	688 8th Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4M4

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Side, Off Street, RV Access/Parking, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dryer, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Corner Lot, Garden, Landscaped, Rectangular Lot, See Remarks, Underground Sprinklers
Roof	Metal
Construction	Aluminum Siding, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	50
Zoning	R-LD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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