

# \$239,900 - 695 6 Street Sw, Medicine Hat

MLS® #A2256086

## \$239,900

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.20 Acres

SW Hill, Medicine Hat, Alberta

**EXCELLENT OPPORTUNITY IN PRIME LOCATION!** Just steps from the hospital and only minutes to downtown! This property offers 2 self-contained suites. Main floor is vacant and basement Tenant has been there for 38 years and would love to stay.

The main floor features 2 bedrooms, a spacious living room, a bright dining area with patio door access, and a kitchen with loads of cabinets. Off the kitchen, you'll find direct access to the attached garage (garage has been modified to include a fire rated entry for the downstairs Tenant) , plus laundry and a large storage room in the basement. The basement suite offers a large bedroom, kitchen, 3 pc bath, and a good-sized living room.

Built in 1955

## Essential Information

MLS® #	A2256086
Price	\$239,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.20
Year Built	1955
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	695 6 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4J4

### Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 11th, 2025
Days on Market	1
Zoning	R-LD

### Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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