

\$319,900 - 610 8 Street Sw, Medicine Hat

MLS® #A2242577

\$319,900

3 Bedroom, 2.00 Bathroom, 826 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Welcome to 610 8th Street SW—a solid bungalow with a registered basement suite, perfect for investors, multi-generational families, first time home buyers, or buyers looking to offset their mortgage with rental income. The main floor features two comfortable bedrooms, a full bathroom, and a spacious living area that flows nicely into the open kitchen with full appliance package and dining space. The side entrance leads to a well-laid-out basement suite complete with a partial kitchen, generous living room, large bedroom with egress window, and another full bath. Laundry is located downstairs and accessible to both levels. Enjoy peace of mind with mostly newer vinyl windows, upgraded PEX plumbing, and the flexibility of dual furnaces providing separate climate control for each level. Utilize this property as a regular house OR take advantage of the registered basement suite and have the basement be a mortgage helper. Also the opportunity to have it be purely a revenue property to build your portfolio! The fully fenced backyard offers privacy and plenty of room for pets, kids, or future development of a large garage with alley access. Located in the heart of Medicine Hat, this home is within walking distance to schools, restaurants, shopping, and even the local bowling alley—making it as convenient as it is versatile. Check out the virtual tour and book your showing today!

Built in 1954



Essential Information

MLS® #	A2242577
Price	\$319,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	826
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	610 8 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4M4

Amenities

Parking	None
---------	------

Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Private
Roof	Rubber
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed July 23rd, 2025
Days on Market 16
Zoning R-LD

Listing Details

Listing Office EXP REALTY



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.