

# \$325,000 - 61 2 Street Sw, Medicine Hat

MLS® #A2266939

**\$325,000**

2 Bedroom, 1.00 Bathroom, 1,407 sqft

Residential on 0.19 Acres

SW Hill, Medicine Hat, Alberta

This very cute, comfortable single family home has brought happy memories to the Seller for years and years. This home now could be yours! Located on a quiet street in the SW, close to all amenities, schools, restaurants MHRH, downtown and easy access to our City's transit routes. Some unique features are: Front veranda, 100 AMP service, 9' ceilings on the main floor, several built-in cabinets throughout with wood accents, a cozy private loft for that

reading/library/meditation/office/flex or perhaps save for your companies retreat.

(Hide-a-away stays and a selection of furniture and lamps staying) . This property has two bedrooms on the main level, one full bathroom and a really unique loft for all anyone looking for a starter home or perhaps those looking to downsize. Room to develop the lower level.

The backyard (faces south), has underground sprinklers, is completely fenced and landscaped of which you will enjoy year round.

The property is very private with alley access for off extra off street parking. The property MUST be seen to be fully appreciated. \*\*\*\*\*

First Open House Scheduled for this Sunday, November 2/25 1:00 - 3:00 PM



Built in 1914

## Essential Information

MLS® #                      A2266939

Price                         \$325,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,407             |
| Acres          | 0.19              |
| Year Built     | 1914              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 61 2 Street Sw |
| Subdivision | SW Hill        |
| City        | Medicine Hat   |
| County      | Medicine Hat   |
| Province    | Alberta        |
| Postal Code | T1A 4A7        |

### Amenities

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

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), No Animal Home, Storage                             |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                     |
| Cooling           | Central Air                                                                    |
| Has Basement      | Yes                                                                            |
| Basement          | Partial                                                                        |

### Exterior

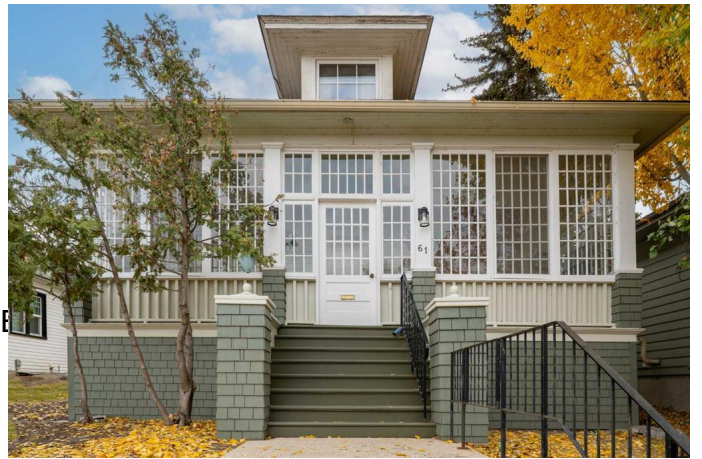
|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                                |
| Lot Description   | Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind, Private, Rolling Slope, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                               |
| Construction      | Wood Frame                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                               |

## Additional Information

Date Listed            October 28th, 2025  
Days on Market       6  
Zoning                 R-LD

## Listing Details

Listing Office           RIVER STREET REAL ESTATE



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