

# \$369,000 - 406 9 Street Sw, Medicine Hat

MLS® #A2253432

**\$369,000**

5 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.22 Acres

SW Hill, Medicine Hat, Alberta

Take advantage of this unique opportunity to own a fully renovated bungalow on a generous 75x125 ft corner lot in the desirable SW Hill. This 5-bedroom, 2-bathroom home has been completely redone from top to bottom with modern finishes and thoughtful upgrades. Step inside to find an inviting open-concept main floor, filled with natural light from the large windows. The brand-new white kitchen features quartz countertops, sleek black stainless appliances, and plenty of cabinetry, making it perfect for both everyday living and entertaining. New vinyl plank flooring flows throughout the main level, paired with updated bathrooms that carry the same clean, modern aesthetic. Downstairs, enjoy a cozy family room complete with a functional wood-burning fireplace, three additional bedrooms, a spacious laundry room, and excellent storage options. The exterior is just as impressive—shingles have been replaced on both the house and garage, windows have been upgraded throughout, and all plumbing and electrical have been redone. The fully fenced yard is expansive, offering plenty of room for kids, pets, or entertaining, along with RV parking. A detached single garage adds convenience and functionality. If you've been looking for a move-in ready home with style, space, and updates throughout this one checks all the boxes. Average Utilities are \$300 a month.

Built in 1953



## Essential Information

MLS® #	A2253432
Price	\$369,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.22
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	406 9 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4P3

## Amenities

Parking Spaces	2
Parking	Single Garage Detached, RV Access/Parking
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

### **Additional Information**

Date Listed	September 3rd, 2025
Days on Market	1
Zoning	R-LD

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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