

\$349,000 - 60 9 Street Sw, Medicine Hat

MLS® #A2253273

\$349,000

3 Bedroom, 2.00 Bathroom, 1,535 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Step into this beautifully restored character home that has been completely redone from top to bottom, inside and out. Featuring 3 spacious bedrooms, 1 full bathroom upstairs and a convenient half bath on the main floor, this home blends classic charm with modern upgrades. The main floor boasts stylish vinyl flooring throughout, a refreshed kitchen with brand new high-end appliances, refreshed cabinetry, and new countertops. Both bathrooms have been tastefully updated with new vanities, sinks, faucets and the entire interior has been freshly painted. Upstairs you will find three spacious bedrooms as well as a bonus space off one of the bedrooms. Perfect for a home office or kids play area! Downstairs, the basement features all-new flooring, while the main floor laundry includes a brand new washer and dryer for added convenience. Outside, the home shines with a full exterior repaint, new landscaping, underground sprinklers, and newly planted shrubs. Enjoy your mornings on the screened-in front porch with new flooring or relax in the refreshed side yard, ideal for kids or quiet coffee time. Enjoy expanded outdoor living with a brand-new deck, perfect for relaxing or entertaining. In the front, a concrete driveway and carport provide convenient, covered parking. In the backyard, a concrete pad offers excellent potential for a future garage or workshop. Additional storage is available with a shed and an enclosed area behind the home—ideal for keeping garden



tools, lawn equipment, and patio furniture organized during the off-season. Located close to Safeway, walking paths, parks, and schools, this turnkey property is perfect for anyone seeking comfort, style, and a prime location.

Built in 1914

Essential Information

MLS® #	A2253273
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,535
Acres	0.14
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	60 9 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4N6

Amenities

Parking Spaces	2
Parking	Off Street, Carport

Interior

Interior Features	Recessed Lighting, Storage, Vinyl Windows, Crown Molding
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lands
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Brick/Mortar

Additional Information

Date Listed	September 2nd, 2025
Days on Market	14
Zoning	R-LD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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