



**237 7 Street SW**  
**Medicine Hat, Alberta**

**MLS # A2293578**



**\$349,999**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** 2 Fridges, 2 stoves, 2 washer & Dryer sets, Garage door opener remote

Welcome to the perfect starter home or income-generating property! This charming 950 sq. ft. raised bungalow offers exceptional versatility, featuring a registered legal 877 sq. ft. basement suite and an oversized 24' x 26' detached garage. Ideally situated on the sought-after Southwest Hill, you'll enjoy convenient access to a wide range of amenities, making this an excellent opportunity for both homeowners and investors. Step inside to a warm and inviting main floor filled with natural light from a large feature window. The living space is both comfortable and functional, flowing seamlessly into a well-designed kitchen with easy access to the laundry area and rear entrance. Two generously sized bedrooms and a full bathroom complete the main level. Downstairs, the fully updated legal suite provides outstanding flexibility, perfect for extended family living or rental income. This bright and spacious lower level includes two additional bedrooms, a full kitchen, a comfortable living area, and large windows that create an open, welcoming atmosphere. Outside, the fully fenced yard offers a private retreat with a concrete patio ideal for relaxing or entertaining. The detached garage, along with a paved parking pad, ensures ample parking and storage options. With its flexible layout, strong income potential, and prime location, this property presents an incredible opportunity to own a home that truly works for you.