



278 8 Street SW
Medicine Hat, Alberta

MLS # A2293660



\$474,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Lawn, Private, Under		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: Freezer in Basement, Custom Window Coverings, Curtain Rods and Drapes, TV Mount in Basement, U/G Sprinklers, Shed, Garage Door Opener(s) and Remote(s), C/A Conditioner, Telus Security System Panel (no plan attached), Ceiling Fan(s), Garden Boxes, Pergola, Garage Heater, Pergola

This charming, raised mid-century bungalow offers extensive upgrades while maintaining its original character. The bright living room features beautiful original hardwood floors and large windows that fill the space with natural light. The custom kitchen has been thoughtfully renovated with quality cabinetry, granite countertops, new appliances, a stylish backsplash, and updated lighting, creating a functional and inviting space for everyday living and entertaining. The adjacent dining area features sliding patio doors that open onto a large covered deck with a gas line for your BBQ, making indoor-outdoor entertaining easy and enjoyable. The main floor includes a spacious primary bedroom and a fully renovated 4-piece bathroom, along with a front office that could easily function as a second bedroom if desired. The fully renovated basement offers two additional bedrooms, a large family room, a beautifully renovated 3-piece bathroom, a spacious laundry room and a convenient laundry chute. Step outside to enjoy the beautifully landscaped yard featuring underground sprinklers in the front and back, irrigation for garden beds, a large covered deck, and a lower sitting area with a pergola, perfect for relaxing or entertaining. A new fence and retaining wall add both privacy and curb appeal. A standout feature of the property is the heated triple-car garage(26 x 36), with one bay featuring an 8 ft door, ideal for larger vehicles, storage, or workshop space. Numerous additional upgrades include newer windows, updated plumbing, added insulation in the walls and attic, new flooring, fresh paint, and updated light fixtures throughout, making this an extremely efficient and comfortable home. Major mechanical updates include a furnace and hot water heater (2016) and 100 amp electrical service. This well-maintained home offers the perfect combination of

mid-century charm and modern updates in a desirable SW Hill location.