



**489 10 Street SE
Medicine Hat, Alberta**

MLS # A2297947



\$425,000

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	942 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Storage		

Inclusions: Fridge, Gas Stove, Dishwasher, OTR Microwave, Washer, Dryer, Gas, Fireplace in basement, 1 Garage Door Remote, Garage Radiant Heater, Dining Room Table & Furniture Negotiable.

Welcome to 489 10th Street SE — a beautifully maintained and thoughtfully updated bungalow offering space, style, and functionality throughout. Step inside through the front entry and you’re greeted by a bright, spacious living and dining area — ideal for both everyday living and entertaining. Hardwood floors add warmth and character throughout the main level, while large windows fill the space with natural light. From the dining room, step directly onto your oversized covered deck, creating a seamless indoor-outdoor living experience. The kitchen is a true standout, featuring ceiling-height dark stained cabinetry, granite countertops, stainless steel appliances, and a stylish exposed brick feature wall that adds a unique touch of character. The main floor is complete with two comfortable bedrooms and a beautifully updated 4-piece bathroom showcasing granite countertops and a newer tiled tub surround. Downstairs offers excellent additional living space with two more bedrooms, including one with built-in cabinetry and the option to add a sink for a future kitchenette — perfect for guests, extended family, or flexible use. You’ll also find a cozy family room with a gas fireplace, a 4-piece bathroom, a dedicated laundry area, utility room, and plenty of storage. Flooring includes a combination of laminate and carpet for comfort and durability. Outside, the property continues to impress. Enjoy the large covered deck, spacious yard, and a dedicated garden area — all maintained with underground sprinklers in both the front and backyard. The 24’ x 24’ double detached heated garage provides excellent parking and workspace, while the new vinyl fencing (2025) offers added privacy and a clean, modern finish. Located in the heart of SE Hill, one of Medicine Hat’s most desirable and historic

neighbourhoods, you'll love the tree-lined streets, character homes, and unbeatable walkability. Just minutes from downtown amenities, schools, parks, the river valley, and extensive walking and biking trails, this location offers the perfect balance of lifestyle and convenience. Exceptionally clean, well cared for, and move-in ready — this is a home you don't want to miss!