



15 7 Street SW
Medicine Hat, Alberta

MLS # A2298906



\$255,000

Division:	SW Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,244 sq.ft.	Age:	1920 (106 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad, Side By Side		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Standard Shaped L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Combination	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows, Wood Windows		

Inclusions: NA

WELCOME TO 15, 7 Street SW, a warm and inviting 1.5-storey home nestled in the heart of SW HILL, where TREE-LINED STREETS and a SENSE OF COMMUNITY create a place that simply feels right. There's SOMETHING SPECIAL about a home with HISTORY, one that has been CARED FOR, improved, and lived in over time. With more than \$27,000 in THOUGHTFUL UPDATES, including improvements to the HVAC system, flooring, fencing, hot water tank, and outdoor spaces, this home OFFERS both CHARACTER and COMFORT in equal measure. STEP INSIDE and you're greeted by NATURAL LIGHT that fills the living spaces, creating an atmosphere that feels CALM, bright, and easy to settle into. The layout offers three bedrooms and one bathroom, with a FLOW that supports both QUIET EVENINGS and EVERYDAY ROUTINES. Downstairs, the OPEN LOWER LEVEL provides space for STORAGE OR the opportunity to SHAPE it INTO something MORE, whatever fits your next chapter. OUTSIDE, the backyard INVITES YOU TO slow down and ENJOY the moment. Whether it's a summer evening around the FIREPIT, coffee on the PATIO, or simply the comfort of a FULLY FENCED space, it's a setting designed for real life. The LOCATION only adds to the story. With schools, a grocery store, and the Hill Pool all WITHIN WALKING distance, daily life becomes simpler and more connected. PARKS, PATHWAYS, and DOWNTOWN are just minutes away, offering both CONVENIENCE and a sense of BELONGING to the CITY around you. SW HILL is a neighbourhood that continues to stand the test of time and is VALUED for its central location, ESTABLISHED CHARM, and the way it quietly brings everything together. A home that offers comfort, character, and A PLACE TO BEGIN YOUR NEXT

CHAPTER. An IDEAL OPTION for those seeking something both meaningful and practical.