



**302 Prospect Drive SW
Medicine Hat, Alberta**

MLS # A2308623



\$699,999

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,608 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: UGs in front only, kitchen island, hood fan

Tucked into one of the city's most desirable neighborhoods, this beautifully updated 1952 bungalow perfectly balances timeless character with thoughtful modern upgrades. From the moment you step inside, the impressive 9' ceilings on both the main floor and basement level, warm hardwood floors, and sun-filled living spaces create a home that feels both elegant and inviting. The stylishly renovated kitchen is designed for everyday living and effortless entertaining, featuring a 36" Blue Star gas stove, movable island, and a seamless blend of charm and functionality. With 2 bedrooms up and 2 down, plus a lower-level kitchenette ideal for guests, teens, or extended family, the layout offers flexibility without compromising comfort. The main floor bathroom adds a touch of everyday luxury with heated floors for added comfort year-round. Outside, the peaceful park-like backyard feels like your own private retreat — the perfect setting for morning coffee, summer evenings, or quiet weekends surrounded by mature greenery. Located just minutes from the hospital, downtown amenities, and quick highway access, this home offers the rare combination of tranquility and convenience. Beautifully maintained, thoughtfully updated, and completely move-in ready — this is bungalow living at its finest.