



350 4 Street SW
Medicine Hat, Alberta

MLS # A2312349



\$289,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	815 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Window Coverings

Offered at \$299,000, this meticulously maintained bungalow in the desirable SW Hill area is the definition of pride of ownership. Perfectly situated near the hospital and River Heights School, this home delivers both convenience and comfort in a well-established neighbourhood. Step inside to a bright and inviting main floor, where natural light fills the living space. The updated kitchen has been thoughtfully redesigned with quality cabinetry, modern white appliances, and durable vinyl flooring that flows seamlessly through the main living areas. Two well-sized bedrooms and a refreshed 4-piece bathroom complete the main level, while original hardwood flooring remains preserved beneath the carpet. Updated windows throughout the home enhance both efficiency and style. The lower level offers excellent additional living space, featuring a large family room with a new window and a built-in wet bar—ideal for entertaining or unwinding. You’ll also find a spacious third bedroom, an updated 2-piece bathroom, and ample storage and laundry space. Outside, the fully fenced yard provides room to enjoy, whether for kids, pets, or future development. The detached single garage has been upgraded with a new insulated overhead door and opener (2024), and there’s plenty of space for additional parking or projects. This home has seen extensive upgrades, including a newer furnace and central A/C, hot water tank (approx. 5 years), electrical panel (2022), shingles (2023), rubber paving (2023), fencing (2022), and brand-new siding, cladding, and fascia (2025). Clean, updated, and truly move-in ready, this property is a fantastic option for first-time buyers, downsizers, or anyone looking for a solid home in a great location.