



**361 7 Street SW
Medicine Hat, Alberta**

MLS # A2316355



\$279,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	992 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows, Wood Windows		

Inclusions: Yard Shed

This property presents a fantastic opportunity for buyers looking to add value and make a home their own. With solid fundamentals and several key updates already in place, it's the perfect canvas for your vision. The main floor features a combination of newer flooring, with original hardwood in select areas—offering the chance to blend modern updates with timeless character. The living room is filled with natural light and offers a desirable view overlooking the park, creating a bright and inviting space. The kitchen includes classic oak cabinetry and a functional layout ready for your personal touch. Notable upgrades include several vinyl windows, new doors throughout, a hot water tank (2023), and a recently serviced A/C unit—providing a strong starting point for future improvements. Step outside to enjoy a beautifully treed, mature yard with plenty of space to create your own private outdoor retreat. The property also includes a 14x24 detached garage and a cement pad ideal for RV parking or additional vehicles. Conveniently located close to schools, parks, and shopping, this home is well-suited for first-time buyers, renovators, or investors. Bring your ideas and unlock the potential—opportunity awaits!