



221 9 Street SW
Medicine Hat, Alberta

MLS # A2325529



\$440,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,715 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove(s), Range Hood, Dishwasher, Central Air Conditioner, Window Coverings, Garage Control(s), Microwave, Desk upstairs

Full of charm, style, and functionality, this extensively renovated bungalow on the desirable SW Hill offers the perfect blend of character and modern updates. Ideally located directly across from Connaught School, this unique 4-bedroom, 2-bathroom home is move-in ready and packed with thoughtful features. The main floor welcomes you with durable vinyl plank flooring, neutral paint tones, and an abundance of natural light throughout. The beautifully updated eat-in kitchen is sure to impress with white cabinetry, quartz countertops, tile backsplash, stainless steel appliances, and plenty of room for a large dining table. Just off the kitchen, the spacious living room features a huge picture window overlooking the school grounds, creating a bright and inviting space to relax. The primary bedroom is generously sized and offers tons of natural light, a walk-in closet with custom built-ins, and direct access to the stunning 5-piece bathroom. A few steps down, you’ll find a cozy family room complete with a gas fireplace—perfect for movie nights or quiet evenings at home. The lower level offers even more living space with two additional bedrooms, another family room, laundry area, and a 3-piece bathroom. Upstairs, a fantastic bonus space provides flexibility for a fourth bedroom, home office, playroom, or studio. Outside, the fully fenced and landscaped backyard is designed for both enjoyment and convenience, featuring a large patio area, green space, and access to the double detached garage with alley access. With its extensive renovations, flexible layout, and unbeatable location, this one-of-a-kind SW Hill home is a must-see!