



GRASSROOTS
REALTY GROUP

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337 4 Street SW
Medicine Hat, Alberta

MLS # A2336688



\$279,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot		

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

Inclusions: Play Structure, Shed

Looking for a home that's ready to go? This one checks every box. Sitting on an oversized, tree-lined lot on the SW Hill, this bungalow has seen renovations in 2022 and has just been freshly cleaned and BRAND NEW SHINGLES (Sept 2026) — vacant and available for immediate possession. Its proximity to the hospital also makes it a smart pick for shift workers or anyone who wants a short commute. Inside, you'll find roughly 900 sq ft of main-floor living with an easy, functional flow. Updated finishes throughout blend hardwood, vinyl plank, carpet, and linoleum, giving each space its own character. Two generous bedrooms and a full 4-piece bathroom round out the upper level, while the fully finished basement adds a third bedroom, a 3-piece bathroom, laundry, and plenty of storage — great for guests, teens, or a work-from-home setup. The backyard is fully fenced and framed by mature trees, with an attached single garage that opens onto an oversized driveway with room for several vehicles. Schedule your showing whenever works for you.

****Some photos have been virtually staged****