

**144 9 Street SE  
Medicine Hat, Alberta**

**MLS # A2237165**



# \$259,900

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1920 (105 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Oversized, Rear Drive, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Underground Sprinklers (AS IS)

Charming Bungalow in Prime SE Hill Location & 144 9th Street SE Welcome to this cozy and affordable bungalow located in one of Medicine Hat's most desirable neighborhoods&directly across from Central Park and within walking distance to the water park, schools, and shopping. Situated on a quiet, tree-lined street in the SE Hill area, this home offers both charm and convenience. Featuring 3 comfortable bedrooms and a freshly updated 4-piece bathroom with new flooring and a modern vanity, this home is perfect for first-time buyers, small families, or downsizers. Enjoy the bright and airy layout, complemented by fresh paint throughout and the ease of main floor laundry. A spacious attached 3-season sunroom at the rear of the house provides a relaxing spot to unwind or entertain, with a view of the huge, fully fenced yard&ideal for gardening, kids, or pets. The property also includes an oversized single detached garage for added storage and parking. Move-in ready with an included appliance package, this home offers comfort, convenience, and great value in a sought-after location. Don't miss your chance to own this SE Hill gem!