

**440 4 Avenue SW
Medicine Hat, Alberta**

MLS # A2257183



\$269,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, Storage		

Inclusions: Fridge, Stove, Hood Fan, Portable Dishwasher, Washer, Dryer, Upright Piano, Window Coverings/Blinds.

Nestled in a highly sought-after location at 440 4th Avenue SW, this four-bedroom, two-bathroom bungalow offers incredible potential for anyone looking to create their dream home or add value as an investment. Situated just two short blocks from the Medicine Hat Regional Hospital, and within walking distance to schools, parks, and shopping, you'll love the convenience and charm of this established neighbourhood. The main floor offers three bedrooms, a four-piece bathroom, and a bright living room that flows into the kitchen and dining area—spaces ready to be reimagined with your own personal style. The partially finished basement adds even more possibilities, with a fourth bedroom, a three-piece bathroom (not fully operational), and a spacious family room/rec room complete with a bar—perfect for future gatherings or entertainment. Plenty of storage throughout ensures you'll have room to grow! Outside, enjoy a good-sized yard and a 13' x 23' detached garage, providing ample parking and workspace. While the home is in original condition and ready for updates, its prime location and solid layout make it a rare opportunity to gain sweat equity and create a home or rental property that perfectly suited to your needs.