

**19 9 Street SW  
Medicine Hat, Alberta**

**MLS # A2272462**



# \$349,900

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Overhead		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	No Smoking Home, Storage, Tile Counters, Vinyl Windows		

**Inclusions:** speakers in living room (AS IS), Wood Burning Fireplae (AS IS), Underground Sprinklers

Welcome to this inviting 1.5 storey home nestled in one of Medicine Hat's most desirable neighbourhoods. With a thoughtful layout, charming character, and modern conveniences, this home offers comfort, versatility, and walkability all in one package. Step inside to an open main floor featuring a bright living room, dining room and kitchen. Off the main living area is a bonus/flex room that can function as a home office, dining area, playroom, or reading nook. The main floor also includes two good-sized bedrooms and a convenient 3-piece bathroom with laundry. Upstairs, retreat to the private primary suite—your own tucked-away oasis—complete with a spacious bedroom and a 4-piece ensuite. You'll love the ease of indoor-outdoor living thanks to the patio doors leading to a covered patio and fenced backyard, perfect for pets, kids, or summer evenings. An additional brick patio off the garage is the perfect place for a pergola or fireplace. There's also an adorable front porch, plus off-street parking both in front and in the oversized single detached garage. Located just steps from Safeway, schools, walking paths, and other SW Hill amenities, this home offers both charm and convenience in a truly prime location.