CORD SPERO

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35 8 Street SW
Medicine Hat, Alberta

MLS # A2282219

$265,000

Division:	SW Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,003 sq.ft.	**Age:**	1947 (79 yrs old)
Beds:	3	**Baths:**	1
Garage:	Alley Access, Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Concrete, Wood Siding	**Zoning:**	RD- L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island		

Inclusions: Garden boxes in backyard, gazebo

Welcome to this cute and cozy home on the SW Hill! This home is waiting for the next owner to call it HOME! Step into an open concept main floor with updated paint, a new stove (2025) and a large kitchen island. This functional kitchen has spacious cupboards and lots counter space. With large windows, this living space fills with bright natural light throughout the day. Off of the living room you will find the primary bedroom and a 4 pc bathroom. Down the hall is a large main floor laudry space which also leads to the backyard. Upstairs you will find 2 spacious bedrooms ready for you to use as bedrooms, an office, storage space, or play room. The backyard has been landscaped and offers a beautiful gazebo and patio space. There are also garden boxes ready for you to start planning your harvest for 2026! A lard shed offers a great storage space for all our outdoor needs. The basement is perfect for storage, or potential for you to make it your own. Some updates include: shingles (2022), AC (2020), Furnace (2020), water tank (2020). This home has been well cared for and loved by the owners. It is ready for the next loving owners to come on in! Book your private showing today!