

**29 10 Street SE
Medicine Hat, Alberta**

MLS # A2282589



\$265,000

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Garburator, Hot Tub, Mini-Fridge, Deep Freeze, Washer, Dryer, Window Coverings/Blinds

Welcome to 29 10th St. SE, a beautifully maintained home tucked away on a quiet, family-friendly street in the heart of Medicine Hat's desirable SE Hill. This location is hard to beat—just minutes from Safeway, Hill Pool, Central Park, Swirls, Kin Coulee, downtown, walking paths, Moose Rec Centre, and excellent schools including Hat High, Connaught, St. Mary's, Herald, and Medicine Hat College. The home features a welcoming glass-enclosed 3-season front porch and was fully renovated in 2008. Inside, you'll find a functional and spacious layout with 2 bedrooms plus a den (that could be used as a 3rd bedroom), a large living room, and a generous dining area—both finished with durable laminate flooring. The galley-style kitchen offers stainless steel appliances (fridge, stove, and dishwasher) along with a reverse osmosis system. A large bathroom with a jetted tub adds comfort and relaxation. Outside, enjoy a large fully fenced backyard with a rear deck complete with a gas line—perfect for summer BBQs. Parking is plentiful with a front driveway, street parking, rear parking, and a detached single garage. The yard is equipped with a 6-zone underground sprinkler system with timer for easy maintenance. Additional highlights include central A/C, wired-in smoke detectors, upgraded plumbing, a 110-amp electrical service upgrade (permitted by the City of Medicine Hat), and a fully insulated concrete basement that is semi-framed with ample storage shelving. Major mechanical updates have been well maintained, including a furnace service in November 2024, motor replacement in January 2025, air filter replacement in December 2025, hot water tank replacement in 2019, and air duct cleaning in 2019. Annual drain cleaning is completed due to city tree roots and includes an alarm sensor for peace of

mind. This is a fantastic opportunity to own a move-in-ready home in one of Medicine Hat’s most established and convenient neighbourhoods.