



144 9 Street SE
Medicine Hat, Alberta

MLS # A2237165



\$269,900

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

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