



GRASSROOTS
REALTY GROUP

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102 9 Street SE
Medicine Hat, Alberta

MLS # A2239999



\$315,000

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,455 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Other	Zoning:	R-LD
Foundation:	Other	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air Conditioning, Window Coverings, Remaining Flooring and Building Materials, New Bathtub

The charm of SE Hill combined with an incredible opportunity - welcome to 102 9th Street SE! The owners of this lovely property had incredible plans to complete this home's modern transformation. After finishing so much of the work, their plans changed and now they are providing an opportunity to one lucky buyer to complete the project and build instant equity in the process. This 1455 square foot bungalow offers an incredible floorplan with multiple large entertaining spaces, and plenty of room for the growing family. The livingroom is the crown jewel of this home, with incredible vaulted ceilings, gorgeous new laminate flooring, and a charming wood burning fireplace. The spacious kitchen offers an abundance of cabinets and counter space, and leads into a generous sized dining room - perfect for those family dinners. 3 large bedrooms and a full bathroom are also found on the main floor. The basement features an incredible family/theatre room that is exactly what you need for those family movie nights. Also downstairs you'll find a laundry area, 2pc bathroom, and additional unfinished space that could be transformed into additional bedrooms, office space, home gym, playroom, or anything else your family requires. This home also offers a wealth of storage space that must be seen to be appreciated. Enjoy your morning coffee or a glass of wine in the evening on the covered rear patio. As if that isn't enough... this property also offers a 20x22 detached garage to protect your vehicles from the elements. All this is found on a corner lot on a beautiful tree-lined street, close to schools, parks, and shopping. Don't miss out - your opportunity awaits! *NOTE - numerous building supplies including some drywall, additional flooring, and a new bathtub for the main floor bathroom will all be included for the benefit of the buyer.

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