



GRASSROOTS
REALTY GROUP

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60 9 Street SW
Medicine Hat, Alberta

MLS # A2253273



\$358,000

Division:	SW Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,535 sq.ft.	Age:	1914 (111 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-LD
Foundation:	Brick/Mortar	Utilities:	-
Features:	Crown Molding, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: Freezer in Basement, Central Air, Shed, Shoe Storage in front hallway

Step into this beautifully restored character home that has been completely redone from top to bottom, inside and out. Featuring 3 spacious bedrooms, 1 full bathroom upstairs and a convenient half bath on the main floor, this home blends classic charm with modern upgrades. The main floor boasts stylish vinyl flooring throughout, a refreshed kitchen with brand new high-end appliances, refreshed cabinetry, and new countertops. Both bathrooms have been tastefully updated with new vanities, sinks, faucets and the entire interior has been freshly painted. Upstairs you will find three spacious bedrooms as well as a bonus space off one of the bedrooms. Perfect for a home office of kids play area! Downstairs, the basement features all-new flooring, while the main floor laundry includes a brand new washer and dryer for added convenience. Outside, the home shines with a full exterior repaint, new landscaping, underground sprinklers, and newly planted shrubs. Enjoy your mornings on the screened-in front porch with new flooring or relax in the refreshed side yard, ideal for kids or quiet coffee time. Enjoy expanded outdoor living with a brand-new deck, perfect for relaxing or entertaining. In the front, a concrete driveway and carport provide convenient, covered parking. In the backyard, a concrete pad offers excellent potential for a future garage or workshop. Additional storage is available with a shed and an enclosed area behind the home—ideal for keeping garden tools, lawn equipment, and patio furniture organized during the off-season. Located close to Safeway, walking paths, parks, and schools, this turnkey property is perfect for anyone seeking comfort, style, and a prime location.