



GRASSROOTS
REALTY GROUP

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406 9 Street SW
Medicine Hat, Alberta

MLS # A2253432



\$369,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Central Air Conditioner (Fridge in Basement is Negotiable)

Take advantage of this unique opportunity to own a fully renovated bungalow on a generous 75x125 ft corner lot in the desirable SW Hill. This 5-bedroom, 2-bathroom home has been completely redone from top to bottom with modern finishes and thoughtful upgrades. Step inside to find an inviting open-concept main floor, filled with natural light from the large windows. The brand-new white kitchen features quartz countertops, sleek black stainless appliances, and plenty of cabinetry, making it perfect for both everyday living and entertaining. New vinyl plank flooring flows throughout the main level, paired with updated bathrooms that carry the same clean, modern aesthetic. Downstairs, enjoy a cozy family room complete with a functional wood-burning fireplace, three additional bedrooms, a spacious laundry room, and excellent storage options. The exterior is just as impressive—shingles have been replaced on both the house and garage, windows have been upgraded throughout, and all plumbing and electrical have been redone. The fully fenced yard is expansive, offering plenty of room for kids, pets, or entertaining, along with RV parking. A detached single garage adds convenience and functionality. If you’ve been looking for a move-in ready home with style, space, and updates throughout—this one checks all the boxes. Average Utilities are \$300 a month.