



GRASSROOTS
REALTY GROUP

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27 4 Street SW
Medicine Hat, Alberta

MLS # A2272050



\$389,900

Division:	SW Hill		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,390 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Brick/Mortar
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge, stove, over the range microwave, dishwasher built-in, window coverings, washer & dryer, central air conditioner, garage door opener and remote.

Welcome to 27 4 St SW — a spacious two storey home with a loft, offering 2,390 sq. ft. of living space in a mature SW Hill neighbourhood. With several updates completed over the past few years, this character filled home blends modern comfort with timeless charm. A large, welcoming front entrance sets the tone as you step inside. The kitchen features a generous centre island, pantry, stainless steel appliances, and a well sized dining area—perfect for family meals and entertaining. The cozy living room, complete with a faux fireplace, provides the ideal ambiance for relaxing evenings. The main floor also includes a 2pc powder room, a convenient laundry room, and a bright nook, perfect for a home office or study area. The upper level is home to 4 spacious bedrooms, including the primary suite which offers a walk-in closet, access to a private balcony, and a beautiful 4pc ensuite with a soaker tub. A stunning 5pc main bathroom with quality finishings and a dedicated storage area or flex space complete this floor. The versatile loft is currently used as a cozy guest room but could easily function as a games room, hobby space, office, or additional living area—whatever best suits your lifestyle. The basement is unfinished but offers a large open area ideal for a future family room. It's currently used as a fitness/rec area with plenty of storage. Outside, enjoy evenings on the covered front or back deck or in the new patio sitting area, surrounded by a landscaped yard. A recently developed 22x26 detached garage provides excellent value and functionality for storage and indoor parking. With its fantastic central location, thoughtful updates, and generous layout, this home is an incredible opportunity for the next family to make it their own. All updates in the property were completed in 2024/2025. Paint, flooring, bathroom renovations,

plumbing faucets, lighting fictures, shingles. Garage was developed in 2025.