



**53 5 Street SW**  
**Medicine Hat, Alberta**

**MLS # A2288864**



**\$319,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | SW Hill                        |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | Bungalow                       |               |                   |
| <b>Size:</b>     | 802 sq.ft.                     | <b>Age:</b>   | 1948 (78 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached         |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot |               |                   |

**Heating:** Forced Air

**Floors:** Carpet

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** 2 Sheds

Welcome to this quaint SW Hill bungalow offering comfort, functionality, and an unbeatable location. Situated close to schools, shopping, scenic trails, and downtown amenities, this home is perfect for first-time buyers, downsizers, or investors alike. Inside, you'll find a bright and inviting layout featuring a full kitchen with ample cabinetry and workspace, three well-sized bedrooms, and 1.5 bathrooms designed for everyday convenience. Numerous updates provide peace of mind, including new windows, a new hot water tank, updated plumbing, and a mid-efficiency furnace. Outside, the property truly shines with a fully fenced yard, loads of off-street parking, and an oversized double garage — ideal for vehicles, storage, or a workshop setup. Move-in ready and located in a desirable SW Hill neighborhood, this charming bungalow is a fantastic opportunity to own a solid home in a prime location.