



**421 9 Street SW
Medicine Hat, Alberta**

MLS # A2290146



\$399,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, stove, dishwasher (as-is), hood fan, washer, dryer, window coverings, ac, garage door opener & remote, 2 sheds, hot tub (as-is)

Great SW Hill location for this 4 bedroom , 2.5 bathroom bungalow ! Situated on a RARE 75 x 125 foot lot , this renovated home is close to schools , shopping , professional services, and the Hill swimming pool ! Recent upgrades within the last few years include new Kitchen , new Bathroom , new Ensuite Bathroom , new Furnace , new A/C , new Water Heater, new Electrical panel with 100 amp service, all new Ducting, and a major remodel of the main floor . The main floor Dining / Kitchen / Living room space is a bright, open concept design . The kitchen has ample granite counter-tops and abundant cabinetry. There are 2 bedrooms up including the primary with full ensuite. The basement is still mostly original featuring a living room , utility room , a half bath , and 2 more bedrooms. Great opportunity for the next owner to add value by completing or remodeling the basement , and also plenty of room to build a triple or even a quad garage if desired. Currently there is an attached single garage suitable for a small vehicle , and 2 outdoor sheds provide extra storage. Additional parking is provided by the front driveway and the large lot frontage provides plenty of on street parking as well. Make the move to the Heart of the city!