



**60 6 Street SW
Medicine Hat, Alberta**

MLS # A2290698



\$299,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Baseboard, High Efficiency, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Dishwasher built-in, Microwave Hood Fan, Refrigerator, Stove, Washer & Dryer, Window Coverings, Shed, Greenhouse

Welcome to this charming bungalow located on the SW Hill, just minutes from parks, schools, shopping, and many of the city's everyday amenities. Offering 964 sq. ft. of comfortable living space, this well maintained home features 4 bedrooms and two full 4pc bathrooms, making it an excellent option for families, first-time buyers, or those looking for a move-in-ready property. The main floor welcomes you with character and warmth the moment you step inside, highlighted by classic archways and built-in features that add timeless charm. The bright living room is filled with natural light and features a faux white brick fireplace that creates a cozy focal point. The dining area flows nicely from the living room and offers convenient access to the deck and backyard. The kitchen provides a functional layout with ample cabinetry and includes all appliances. Down the hallway you will find two comfortable bedrooms and a full 4pc bathroom. The fully developed lower level offers excellent additional living space with a large family room, two more bedrooms, another 4pc bathroom, and a laundry room complete with cabinets and a sink for added convenience. Outside, the spacious backyard offers plenty of room to enjoy with a firepit area, greenhouse, storage shed, and RV parking at the rear of the property. A single detached garage and large driveway provide ample off street parking. Notable updates include newer vinyl windows, a furnace replaced in 2025, and a hot water tank replaced in 2021. With immediate possession available, this inviting home is ready for its next owners to move in and enjoy.