



**237 7 Street SW**  
**Medicine Hat, Alberta**

**MLS # A2293578**



**\$349,999**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** 2 Fridges, 2 stoves, 2 washer & Dryer sets, Garage door opener remote

Welcome to the perfect starter home or revenue property! This charming 950 sq. ft. raised bungalow offers incredible versatility with a legal 877 sq. ft. basement suite and a 24' x 26' detached garage. Located on the desirable Southwest Hill, this home is close to many great amenities, making it an ideal option for homeowners and investors alike. As you step inside, you're immediately welcomed by the home's character and warmth. The main living area is both functional and inviting, filled with natural light from the large feature window. The kitchen offers a practical layout with convenient access to the laundry area and back entrance. The main floor is completed by two well-sized bedrooms and a full bathroom. The updated lower-level legal suite provides excellent additional living space or income potential. With two additional bedrooms, a spacious living area, full kitchen, and large windows that bring in plenty of natural light, the basement feels bright and comfortable. Outside, you'll find a fully fenced yard, a concrete patio area perfect for relaxing or entertaining, and a detached garage with a paved parking pad, providing plenty of parking options. With its flexible layout, income potential, and great location, this property offers so many possibilities and could be the perfect home or investment for you.