



102 4 Street SW
Medicine Hat, Alberta

MLS # A2298810



\$359,900

Division:	SW Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, hood fan, deep freeze, shed, pergola, hot tub (as-is), window coverings

Welcome to this charming 1912 home full of beautiful character, perfectly situated on a large corner lot. From the moment you step through the front door, it truly feels like home. The main floor offers a spacious living room, dining area, and kitchen complete with a full appliance package—ideal for everyday living and gathering. Upstairs, you’ll find 4 bedrooms and a 4-piece bathroom. The basement provides additional usable space for a home office or flex room, along with laundry. Step outside to a dream backyard—fully fenced and landscaped with underground sprinklers, pergola, and hot tub. The large front porch is the perfect spot to enjoy your morning coffee. Don’t forget the double heated garage. Located within walking distance to schools, groceries, and even an ice cream shop, this home is one you truly need to experience to appreciate.