



**75 Robertson Way SW
Medicine Hat, Alberta**

MLS # A2302239



\$399,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,280 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	LD-R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: dryer, 2 sheds, ceiling fan, cabinetry in downstairs storage, glass cabinet and shelf in downstairs (negotiable), TV with wall mount, tv cabinet, window coverings, water filtration system, water softener system

Welcome to this mid-century modern brick bungalow on the Southwest Hill! Ideally situated on a massive 6925 sq ft fenced and landscaped corner lot backing onto a park - this 5 bedrooms and 2 bathroom house checks so many boxes! Stepping inside, this well-maintained home showcases a bright, open concept living room that flows seamlessly into the dining area and kitchen which features updated light fixtures, newer stainless steel appliances, quartz countertops and beautiful main floor vinyl plank flooring (installed in December 2024). The main floor also includes convenient main floor laundry, a 4 piece bathroom (recently refreshed with a new fan, showerhead, and toilet) and 3 good sized bedrooms. The updated downstairs features a large recreation room, 2 more good sized bedrooms (with updated closet doors), an updated 3 piece bathroom. Don't forget to look behind the curtain next to the stairs to see the storage area / flex space. Outside, the yard has been thoughtfully landscaped with garden boxes and recently added fruit trees and shrubs. This lot also features a concrete patio, 2 storage sheds, a new fence added in 2023, and still ample space for potential RV parking or a future garage to be built along with the existing carport. Major updates provide peace of mind, including a brand new high efficiency furnace (installed in August 2025), tar and gravel roof (2022), new dishwasher and stove (2023), hot water on demand system (2023), and new washer and dryer (2025). This move-in-ready home combines thoughtful updates, functional space, and a prime location - perfect for comfortable living and future potential.