

# \$378,900 - 202 2 Street Sw, Medicine Hat

MLS® #A2206945

## \$378,900

3 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 0.11 Acres

SW Hill, Medicine Hat, Alberta

This beautifully updated home blends charm and function in all the right ways. Over recent years, it's seen some fantastic improvements including but not limited to an updated kitchen and bathroom, flooring and paint, a forced air furnace with central air, some upgraded windows, including an additional gorgeous picture window to capture the view, and heat was added to the garage. This walk-out bungalow layout is cool and versatile, offering two spacious bedrooms on the main floor, a bright open-concept living space ideal for entertaining, and a sun room that opens onto a generous deck, the perfect place to cozy up and take in the sunset. The lower level features a family room, an additional spacious 3rd bedroom, a second full bathroom, laundry with tons of storage, and direct access to the single attached heated garage and yard with underground sprinklers. There is tons of parking on the stamped concrete front driveway or the back drive that leads to the garage! Positioned on one of the city's most sought-after streets, this home is perfect for first-time buyers, downsizers, or investors. It's just minutes from the hospital, walkable to downtown, and offers quick highway access for an easy commute. Don't miss your chance to own this thoughtfully updated and well-located home!

Built in 1962

## Essential Information



MLS® #	A2206945
Price	\$378,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.11
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	202 2 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4A9

### **Amenities**

Parking Spaces	5
Parking	Heated Garage, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Other, See Remarks, Views, Underground Sprinklers

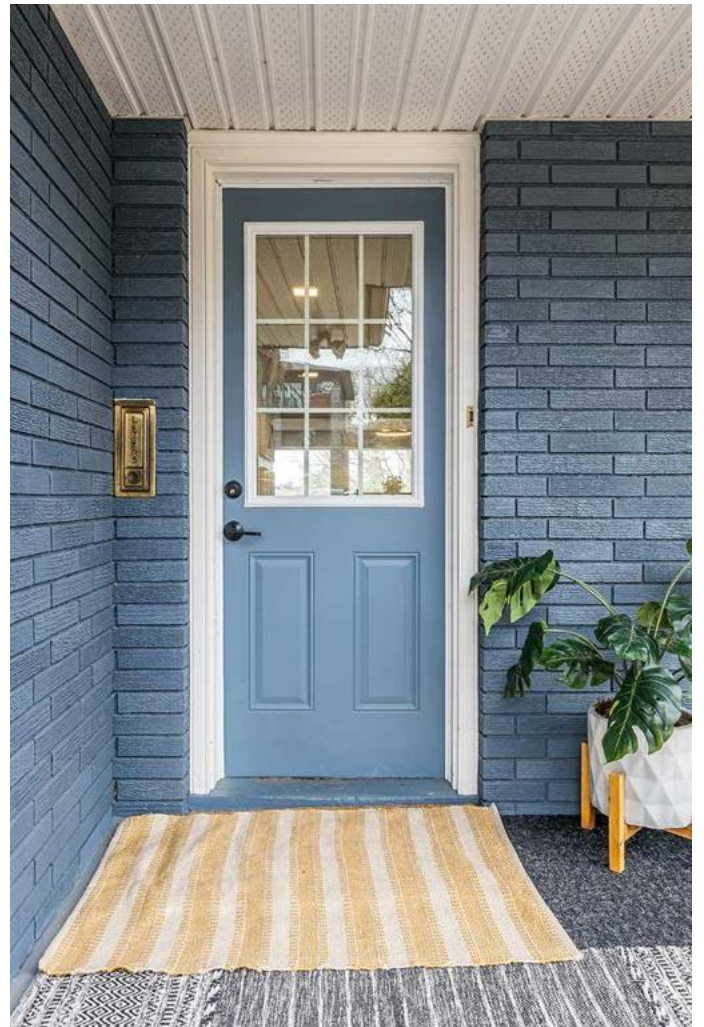
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	4
Zoning	R-LD

### Listing Details

Listing Office	REAL BROKER
----------------	-------------



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.