

# \$389,900 - 688 8th Street Sw, Medicine Hat

MLS® #A2218090

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.20 Acres

SW Hill, Medicine Hat, Alberta

Great sought after location on the SW Hill and close to the Medicine Hat Regional Hospital. This obviously very well built, well maintained, very clean and gently lived in raised bungalow has lots of charm and is really most welcoming. The home benefits with lots of windows and is therefore lovely and bright. All the upstairs windows are PVC (2012) and maintenance free. You will feel comfortable in the generous sized living room which has gorgeous sculptured and inset ceilings. There are two interior pocket doors with glass to add to the charm with original hardwood floors in the upstairs bedrooms and also under the carpet in the living room. All the woodwork and cabinetry is in excellent condition, including the very warm beach kitchen cabinets. The corner windows in the kitchen allows for good street views. Updated tile work in the kitchen plus lots of counter space. There also is a formal dining room plus a built in china cabinet. Window coverings are updated and of good quality. This is a non smoking, no pet home. In the fully developed basement there is a summer kitchen (as described in the City Plot Plan) and along with a comfortable family room, full bathroom and a decent sized bedroom and therefore has the making of a great "granny" suite, or a place for young adults if needed. Updated 100 amp electrical box with copper wiring. As this is a raised bungalow this allows for larger windows and making the basement nice and bright. The metal roof (2018) is also a plus. The lot is



oversized (68' X125') but without a sidewalk on the west side which makes it more private and with no need for snow shoveling. This home also features mature landscaping, maintenance free exterior, automatic underground sprinklers (front and back) and a single detached garage with a breezeway. Lots of space for RV parking. Needless to say that this home exudes pride of ownership

Built in 1955

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218090    |
| Price          | \$389,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,096       |
| Acres          | 0.20        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 688 8th Street Sw |
| Subdivision | SW Hill           |
| City        | Medicine Hat      |
| County      | Medicine Hat      |
| Province    | Alberta           |
| Postal Code | T1A 4M4           |

**Amenities**

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                               |
| Parking        | Concrete Driveway, Garage Door Opener, Off Street, RV Access/Parking, Single Garage Attached, Garage Faces Side |
| # of Garages   | 1                                                                                                               |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home                                                              |
| Appliances        | Central Air Conditioner, Dryer, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 2                                                                                                            |
| Fireplaces        | Electric                                                                                                     |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full, Suite                                                                                        |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                          |
| Lot Description   | Back Lane, Corner Lot, Garden, Landscaped, Rectangular Lot, Underground Sprinklers, See Remarks |
| Roof              | Metal                                                                                           |
| Construction      | Brick, Aluminum Siding                                                                          |
| Foundation        | Poured Concrete                                                                                 |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 4             |
| Zoning         | R-LD          |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.