

\$299,900 - 446 5 Street Sw, Medicine Hat

MLS® #A2265118

\$299,900

4 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Great bungalow on the Southwest Hill with a walkout - 2 bedrooms up and 2 down. The eat in kitchen has plenty of oak cupboards, lots of light and stainless appliances. 2 bedrooms and a 4 piece bath complete the main level and there is a loft area over the garage, which could be a 3rd bedroom. The kitchen and bathroom have updated porcelain tile countertops. The lower level is a suite with a eat in kitchen/living area, 2 bedrooms and a 3 piece bath. This suite has brand new vinyl planking, cabinets and porcelain counter top, fridge and stove and new paint. Laundry area in the basement with a newer washer & dryer. There is an attached garage with access to the basement. New garage door on order. The large yard is partially landscaped and yet open for your imagination to make it your own and includes four sheds for extra storage. Lots of upgrades over the years including Furnace, & AC in 2021. Electrical panel in 2016, HWT in 2019. The area is quiet and close to the hospital, parks and playgrounds, schools and shopping. Text or call today for your viewing of this great property. *Please note this listing has some virtual staged photos* The property has experienced gradual ground movement over years. No major issues were identified during the past decade except the gentle slope in the floor. Offered as-is, where-is, allowing buyers the opportunity to complete their own inspections as desired.'

Built in 1954



Essential Information

MLS® #	A2265118
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	446 5 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4H1

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, See Remarks, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks,

	Street Lighting, City Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	24
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.