

# \$265,000 - 446 5 Street Sw, Medicine Hat

MLS® #A2265118

**\$265,000**

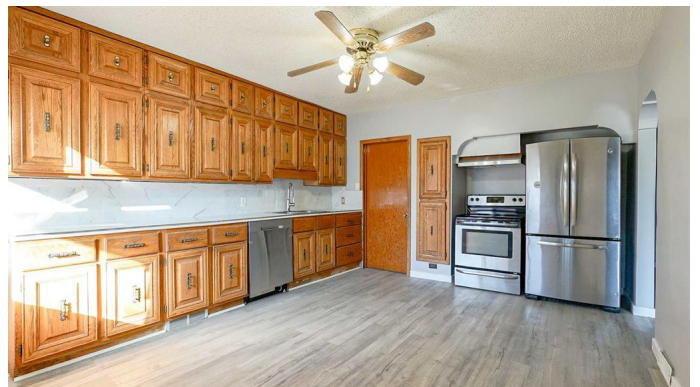
4 Bedroom, 2.00 Bathroom, 1,172 sqft

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          | \$265,000   |
| 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, City Lot, Front Yard, Rectangular Lot, See |

|              |                               |
|--------------|-------------------------------|
|              | Remarks, Street Lighting      |
| Roof         | Asphalt Shingle               |
| Construction | Brick, Concrete, Vinyl Siding |
| Foundation   | Poured Concrete               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 26                 |
| Zoning         | R-LD               |

### **Listing Details**

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

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