

\$384,900 - 60 9 Street Sw, Medicine Hat

MLS® #A2240096

\$384,900

3 Bedroom, 2.00 Bathroom, 1,535 sqft
Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

OPEN HOUSE SUNDAY AUGUST !7 12:00 - 1:30PM! Step into this beautifully restored character home that has been completely redone from top to bottom, inside and out.

Featuring 3 spacious bedrooms, 1 full bathroom upstairs and a convenient half bath on the main floor, this home blends classic charm with modern upgrades. The main floor boasts stylish vinyl flooring throughout, a refreshed kitchen with brand new high-end appliances, refreshed cabinetry, and new countertops. Both bathrooms have been tastefully updated with new vanities, sinks, faucets and the entire interior has been freshly painted. Upstairs you will find three spacious bedrooms as well as a bonus space off one of the bedrooms. Perfect for a home office or kids play area! Downstairs, the basement features all-new flooring, while the main floor laundry includes a brand new washer and dryer for added convenience. Outside, the home shines with a full exterior repaint, new landscaping, underground sprinklers, and newly planted shrubs. Enjoy your mornings on the screened-in front porch with new flooring or relax in the refreshed side yard, ideal for kids or quiet coffee time. Enjoy expanded outdoor living with a brand-new deck, perfect for relaxing or entertaining. In the front, a concrete driveway and carport provide convenient, covered parking. In the backyard, a concrete pad offers excellent potential for a future garage or workshop. Additional storage is available with a shed and an enclosed area



behind the homeâ€”ideal for keeping garden tools, lawn equipment, and patio furniture organized during the off-season. Located close to Safeway, walking paths, parks, and schools, this turnkey property is perfect for anyone seeking comfort, style, and a prime location.

Built in 1914

Essential Information

MLS® #	A2240096
Price	\$384,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,535
Acres	0.14
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	60 9 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4N6

Amenities

Parking Spaces	2
Parking	Carport, Off Street

Interior

Interior Features	Crown Molding, No Smoking Home, Recessed Lighting, Storage, Vinyl
-------------------	---

	Windows
Appliances	Dishwasher, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Gazebo
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Brick/Mortar

Additional Information

Date Listed	July 16th, 2025
Days on Market	33
Zoning	R-LD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

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.

