

688 8th Street SW
Medicine Hat, Alberta

MLS # A2218090



\$359,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Side, Off Street, RV		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Corner Lot, Garden, Landscaped, Rectangular Lot, See Remarks,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: All attached fixtures, Central air conditioning, Fridge, Stove, Washer, Dryer, downstairs Freezer, Garage door opener plus Control(s), Shed, All window coverings, Automatic underground sprinklers, front and back

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. Average utilities of \$325 for past 12 months. 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