

\$314,900 - 261 4 Street Sw, Medicine Hat

MLS® #A2260718

\$314,900

3 Bedroom, 2.00 Bathroom, 1,290 sqft

Residential on 0.15 Acres

SW Hill, Medicine Hat, Alberta

Centrally located home on a 54'x125' lot. Currently, this home is an income property. However, the property dimensions allow for an opportunity to build an additional full duplex. This property has considerable value due to the available income options. The location is close shopping, schools, recreation facilities, medical clinics and transit routes.. The home's main level has a large living room, good sized dining room, comfortable sized kitchen and a 2 piece bathroom. The upper level has 3 bedrooms and a 3 piece bathroom. The basement level has a laundry area and plenty of storage. There is 2 sheds that go with the property. Call to view this property.

Built in 1912

Essential Information

MLS® #	A2260718
Price	\$314,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,290
Acres	0.15
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status	Active
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Community Information

Address	261 4 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	t1a 4e4

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Washer, Stove(s)
Heating	Forced Air, None
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Private Yard, Awning(s)
Lot Description	Back Yard, Landscaped, Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	44
Zoning	R LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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