

# \$424,900 - 241 11 Street Sw, Medicine Hat

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MLS® #A2264173

**\$424,900**

5 Bedroom, 2.00 Bathroom, 1,187 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Welcome to this charming home located on a tree-lined street in the desirable SW Hill neighbourhood. The freshly painted main floor features three bedrooms, a full 4-piece bathroom, an open-concept living room, and a kitchen with dining area. Recent updates include new window coverings and hardware on the kitchen cabinets, making the space feel fresh and inviting.

This property is ideal for revenue buyers or owner-occupiers. The main floor can be rented out, while the basement offers two legal suites, each with one bedroom, a kitchen, and a living room. These suites share a 4-piece bathroom and laundry area and are currently tenant-occupied, providing immediate income potential. Alternatively, live comfortably on the main floor and enjoy the financial benefit of two rental units below.

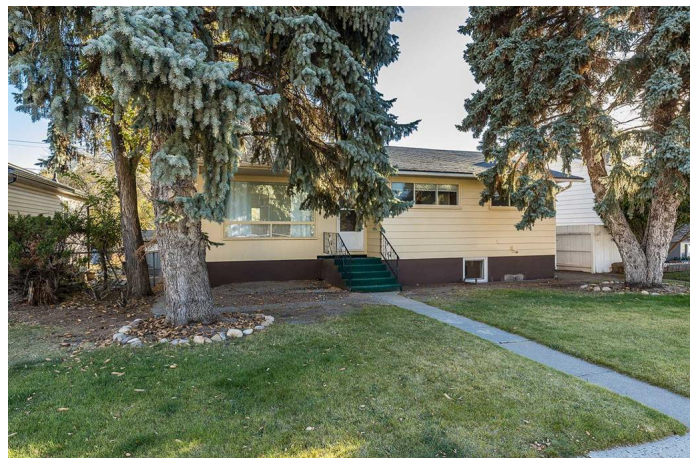
Outside, the home includes a detached single garage, front and back yards, and off-street parking stalls for added convenience. Please note that 24-hour notice is required for showings due to tenant occupancy in the basement suites.

Built in 1954

## Essential Information

MLS® #                   A2264173

Price                     \$424,900



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,187       |
| Acres          | 0.14        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 241 11 Street Sw |
| Subdivision | SW Hill          |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1A 4S5          |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Stall, Single Garage Detached |
| # of Garages   | 1                             |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                |
| Appliances        | Central Air Conditioner, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                 |
| Cooling           | Central Air                                                                                |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full, Suite                                                                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Yard, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Other                 |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-LD               |

## Listing Details

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

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