

# \$315,000 - 263 13 Street Sw, Medicine Hat

MLS® #A2208733

**\$315,000**

4 Bedroom, 2.00 Bathroom, 1,213 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Secluded Gem on the SW Hill – A Rare Find!

Nestled in a private and serene location on the SW Hill, this all-brick bungalow is truly a hidden treasure. Offering a peaceful coulee view, this home provides the perfect balance of tranquility and convenience, just moments away from schools, shopping, and recreational amenities.

Step inside this move-in ready home, where youâ€™ll find:

• 4 Bedrooms with ample space and natural light, 2 bathrooms one up, one down.

• A spacious living room ideal for relaxing or entertaining.

• An open-concept kitchen and dining area with patio doors that lead to a generous deck. The deck is a standout feature, offering breathtaking views that evolve with the seasons. From vibrant birdlife to charming wildlife visitors, this outdoor space is a nature loverâ€™s paradise.

With 1,213 sq. ft. of living space, the home boasts well-proportioned rooms, including a large family room on the lower level, perfect for hosting or creating your own retreat.

Complete with an appliance package, this home is ready for you to move in and start enjoying the secluded charm and exceptional views.

Donâ€™t miss this rare opportunity – schedule your viewing today!

Built in 1960



## Essential Information

MLS® #	A2208733
Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,213
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	263 13 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4V3

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind, Brush, Private, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	16
Zoning	R-LD

### **Listing Details**

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.