

# **\$319,900 - 610 8 Street Sw, Medicine Hat**

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MLS® #A2242577

**\$319,900**

3 Bedroom, 2.00 Bathroom, 826 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Welcome to 610 8th Street SW—a solid bungalow with a registered basement suite, perfect for investors, multi-generational families, first time home buyers, or buyers looking to offset their mortgage with rental income. The main floor features two comfortable bedrooms, a full bathroom, and a spacious living area that flows nicely into the open kitchen with full appliance package and dining space. The side entrance leads to a well-laid-out basement suite complete with a partial kitchen, generous living room, large bedroom with egress window, and another full bath. Laundry is located downstairs and accessible to both levels. Enjoy peace of mind with mostly newer vinyl windows, upgraded PEX plumbing, and the flexibility of dual furnaces providing separate climate control for each level. Utilize this property as a regular house OR take advantage of the registered basement suite and have the basement be a mortgage helper. Also the opportunity to have it be purely a revenue property to build your portfolio! The fully fenced backyard offers privacy and plenty of room for pets, kids, or future development of a large garage with alley access. Located in the heart of Medicine Hat, this home is within walking distance to schools, restaurants, shopping, and even the local bowling alley—making it as convenient as it is versatile. Check out the virtual tour and book your showing today!

Built in 1954



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242577    |
| Price          | \$319,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 826         |
| Acres          | 0.14        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 610 8 Street Sw |
| Subdivision | SW Hill         |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A 4M4         |

## Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home |
| Appliances        | Central Air Conditioner            |
| Heating           | Forced Air                         |
| Cooling           | Central Air                        |
| Has Basement      | Yes                                |
| Basement          | Finished, Full, Suite              |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Lane, Front Yard, Private |
| Roof              | Rubber                         |
| Construction      | Brick, Stucco                  |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 15              |
| Zoning         | R-LD            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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