

# \$249,900 - 66 9 Street Se, Medicine Hat

MLS® #A2222313

## \$249,900

2 Bedroom, 2.00 Bathroom, 774 sqft

Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

Welcome to 66 9th Street SE â€” a well-cared-for and tastefully updated bungalow nestled in the heart of Medicine Hatâ€™s desirable SE Hill. This home exudes character, comfort, and convenience, situated just steps from Central Park and within walking distance to schools, downtown amenities, Hill Pool, and more. The living and dining areas are thoughtfully designed for both comfort and style, featuring a cozy lounge space and an inviting dining nook with built-in shelvingâ€”perfect for showcasing books, décor, or a plant collection. The original parquet flooring adds warmth and personality throughout the main floor. The kitchen features bright white cabinetry, a stylish tile backsplash, fresh white appliances, and a modern sink. A charming flex room off the kitchen provides space for a home office, playroom, or mudroom.

The main floor offers one generous bedroom and an updated 4-piece bathroom with plenty of storage. Downstairs youâ€™ll find a spacious family room or potential bedroom (as it is currently being used as), a second bedroom, laundry area/ 2-piece bathroom. Step outside to enjoy the large deckâ€”ideal for entertainingâ€”plus a fully fenced yard, protected garden boxes, and alley access to a 14' x 24' detached garage. Notable upgrades include: new A/C unit, new 100-amp electrical panel, updated furnace and hot water tank, and one recently replaced toilet. A perfect blend of character and modern comfort, this



home is ready to welcome its next chapter in a fantastic SE Hill location.

Built in 1947

**Essential Information**

MLS® #	A2222313
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	774
Acres	0.15
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	66 9 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A1M9

**Amenities**

Parking Spaces	4
Parking	Off Street, RV Access/Parking, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

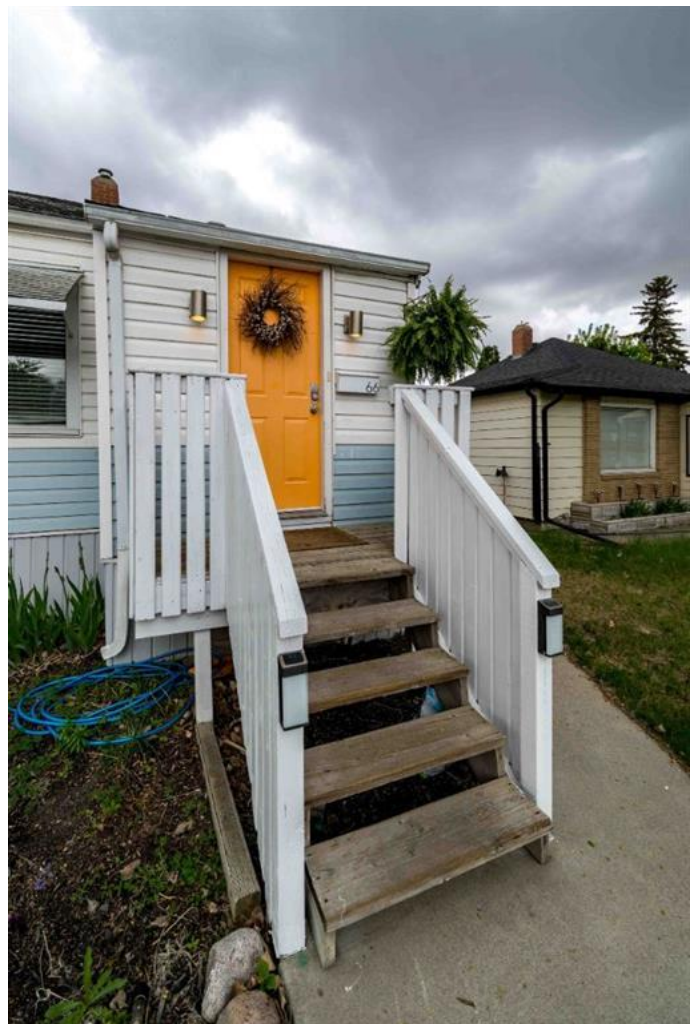
Exterior Features	Garden, Storage
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 17th, 2025
Days on Market	12
Zoning	R-LD

### Listing Details

Listing Office	EXP REALTY
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