

\$674,900 - 407 13 Street Se, Medicine Hat

MLS® #A2232106

\$674,900

4 Bedroom, 3.00 Bathroom, 2,335 sqft

Residential on 0.28 Acres

SE Hill, Medicine Hat, Alberta

Step in to modern style and comfort in this renovated bungalow. This home is loaded with extras! Ideally located in the heart of the city on the SE Hill, this amazing home sits on a huge 65 x 186 foot lot that overlooks the coulee. What a place to watch the Canada Day fireworks! Enjoy the room to breathe provided by over 2300 sq ft of living space on the main floor. The main entry greets you with a massive living room with a stone water feature and dual gas fireplaces. Just to the right there is a conveniently located front office that could serve as a guest room if necessary. Behind this is a full bathroom with a jetted tub and the first bedroom. Now follow the hall down to the impressive primary bedroom with a 5 piece en-suite including dual sinks, walk-in shower, soaker tub, and a huge walk-in closet. Moving to the back of the home reveals the perfect place to enjoy family and to entertain. The vaulted ceilings with tall south facing windows create a space like no other. This beautifully appointed kitchen features one of the largest granite topped islands I have seen! (Note: all counter-tops in the home are granite) There is a built-in stovetop, dual wall ovens, and a huge walk through pantry. There is space for an extra large dining table, an adjacent wet bar, a floating buffet and fireplace too! This amazing space then leads out the rear deck overlooking the yard and a gazebo that is set up for a hot tub. This yard is an ideal palette for the landscaping and gardening enthusiasts. Back inside on the



main floor, there is also a large , well designed laundry room with numerous cabinets, a wash sink , and an extra long counter for folding and organizing. Adjacent to this is the Coat room with built in lockers. The lower level holds 2 more spacious bedrooms both with walk-in closets, a full bathroom with a walk-in / sit down shower and 3 sinks , and the utility room.

Parking is provided by a super single garage , large driveway, and boat parking on the side.

Updated , spacious bungalows in mature neighbourhoods are rare! Have a look and see yourself living in home that you can grow into and cherish for many years.

Built in 1955

Essential Information

MLS® #	A2232106
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,335
Acres	0.28
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	407 13 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1X1

Amenities

Parking Spaces	4
Parking	Parking Pad, Single Garage
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Ceramic Tile, Vanity, Granite Counters, High Ceilings, Soaking Tub, Vinyl Windows
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Dining Room
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Other
Lot Description	See Remarks, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2025
Days on Market	1
Zoning	R-LD

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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