

# \$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 â€” 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:

â€¢ 4 Bedrooms with ample space and natural light, 2 bathrooms one up, one down.

â€¢ A spacious living room ideal for relaxing or entertaining.

â€¢ 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 opportunityâ€”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           | Boiler, Natural Gas                                     |
| 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, Brush, Landscaped, Many Trees, No Neighbours Behind, Private, See Remarks, Gentle Sloping |
| Roof            | Asphalt Shingle  |
| Construction    | Brick, Wood Frame  |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 1               |
| Zoning         | R-LD            |

### **Listing Details**

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

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