

# \$747,000 - 302 Prospect Drive Sw, Medicine Hat

MLS® #A2239954

## \$747,000

4 Bedroom, 2.00 Bathroom, 1,640 sqft  
Residential on 0.22 Acres

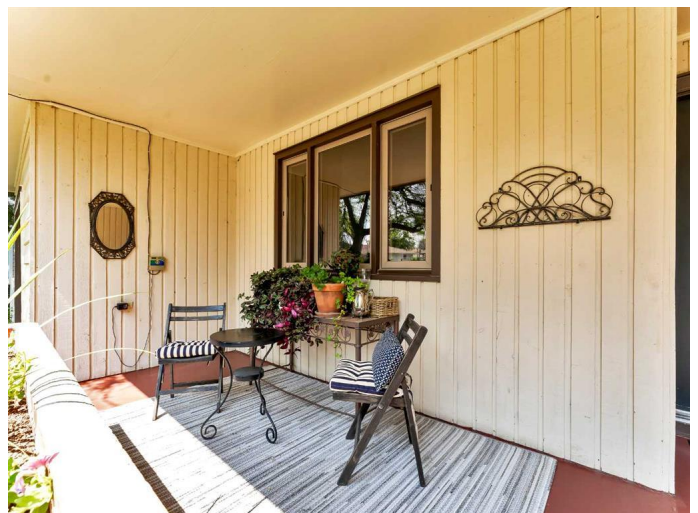
SW Hill, Medicine Hat, Alberta

Charming and beautifully updated 1952 BUNGALOW WITH 9' CEILINGS UP AND DOWN, located in a sought-after area! This 2+2 BEDROOM, 2-BATH home blends character with modern comfort. The bright main floor features HARDWOOD FLOORS, abundant natural light, and a stylish NEWER KITCHEN with a MOVABLE ISLAND and 36" BLUE FLAME GAS STOVE. Downstairs you'll find a COZY KITCHENETTE—perfect for guests or extended family. One bathroom includes a LUXURIOUS HEATED FLOOR. Enjoy the PRIVATE PARK-LIKE BACKYARD, SINGLE GARAGE, and UNBEATABLE ACCESS to the hospital, downtown, and highway. MOVE-IN READY -JUST UNPACK AND ENJOY!

Built in 1952

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239954    |
| Price          | \$747,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,640       |
| Acres          | 0.22        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 302 Prospect Drive Sw |
| Subdivision | SW Hill               |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1A 4B7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Natural Woodwork                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                 |
| Cooling           | Central Air                                                                                |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame                                  |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 25              |
| Zoning         | R-LD            |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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