

\$398,900 - 206 7 Street Se, Medicine Hat

MLS® #A2265948

\$398,900

4 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.19 Acres

SE Hill, Medicine Hat, Alberta

The SE Hill is one of the most sought after areas in Medicine Hat. Not only is the entire community charming, every house unique, the tree lined streets are beautiful year round and the neighborhoods are within immediate proximity to the best walking/bike paths in the city... as well as schools, recreational facilities, including a hockey rink and public swimming pool. Shopping, coffee shops, restaurants and historic downtown are steps away as well... for days of errands or relaxation alike. On this lovely quiet corner lot, situated at 206 7th St SE, a home awaits a new owner. It sits on a massive corner lot with front, back and side yards. A brand new shed can hold all of the outdoor furniture, lawn mower and gardening supplies, freeing up the single garage for parking or workshop area (220V wiring all ready to go). Additional parking (including RV parking) is available both on the parking pad or on the street and/or avenue. Like gardening? This yard has that too. Want to build a granny suite? Something that can be looked into as this lot is zoned appropriately. Best news? No sidewalk on the avenue to shovel in winter and no grass to cut or water on the front or side yards. Pets or kids? A fully fenced yard keeps all "members" of the family secured. Now let's talk about the house...walking up the front steps you will be greeted with a lovely east facing deck to enjoy your morning coffee. Inside there is over 1900 sqft of living space including 4 bedrooms, 2 up, 2 down and a bonus room downstairs that



could easily be used as a 5th bedroom. The main level also has a large living room, lovely 4pc bath, large dining/ kitchen area with two generous sized windows. Kitchen includes newer backsplash and flooring, newer laminate countertops, light fixtures and stainless steel appliance package. Rounding off this level are two bedrooms at the back of the house, with original hardwood flooring. On the lower level, in addition to the bedrooms and bonus room, you will find a 3pc bath, recreational room, laundry area and utility area. The entire house has newer paint in excellent shape, mostly newer vinyl plank flooring and shingles have been recently replaced. Move in and enjoy, flexible possession available!! Book your view today!

Built in 1951

Essential Information

MLS® #	A2265948
Price	\$398,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.19
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	206 7 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta

Postal Code T1A 1J6

Amenities

Parking Spaces 3

Parking Off Street, Parking Pad, RV Access/Parking, Single Garage Detached

of Garages 1

Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Full

Exterior

Exterior Features Fire Pit, Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level, Low Maintenance Landscape, See Remarks

Roof Asphalt Shingle

Construction Concrete, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed October 22nd, 2025

Days on Market 5

Zoning R-LD

Listing Details

Listing Office RIVER STREET REAL ESTATE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.