

# \$297,888 - 321 6 Street Se, Medicine Hat

MLS® #A2212044

**\$297,888**

3 Bedroom, 2.00 Bathroom, 1,000 sqft  
Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

Nestled on the sought-after SE Hill, this charming 1000 sq ft home effortlessly blends timeless character with modern convenience. From the moment you step inside, you'll be greeted by stunning original woodwork and trim that exude warmth and craftsmanship from a bygone era. The main floor offers a spacious, light-filled living room that invites relaxation, a functional kitchen with a built-in dishwasher, and a generously sized dining room perfect for hosting family dinners or quiet evenings at home. Two cozy bedrooms and a full 4-piece bathroom complete the main level, each space radiating a welcoming, homey feel.

Downstairs, the fully finished lower level continues the theme of comfort and charm, featuring a large family room complete with a bar — ideal for entertaining or unwinding. A third bedroom, another 4-piece bath, and an abundance of custom storage offer both practicality and flexibility. Updated mechanical systems include a modern furnace and central A/C, ensuring year-round comfort. Recent upgrades to the siding, soffits, and shingles add peace of mind and curb appeal.

Situated on a deep lot, the backyard is a true retreat with mature trees providing shade and privacy, a large storage shed, and a single-car garage accessed via a paved alley. Located in a quiet, central neighborhood close to schools, this home is perfect for those who appreciate charm, comfort, and convenience all in one.



Built in 1946

### Essential Information

MLS® #	A2212044
Price	\$297,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.15
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	321 6 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A1H2

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Freezer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	5
Zoning	R-LD

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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