

\$399,900 - 326 3 Street Sw, Medicine Hat

MLS® #A2270073

\$399,900

4 Bedroom, 3.00 Bathroom, 1,028 sqft

Residential on 0.08 Acres

SW Hill, Medicine Hat, Alberta

Welcome to this well-kept bi-level home with an attached single garage, ideally located in the SW Hill area built in 2013. The main floor features vaulted ceilings and abundant natural light. The kitchen offers white cabinetry, stainless steel appliances, and plenty of counter space, opening to the dining area and living room for a bright, connected feel. Upstairs, you'll find two bedrooms, including a spacious primary suite with a walk-in closet and ensuite bathroom, plus an additional full bath. Just off the dining room is an enclosed sunroom with a gas line, perfect for relaxing or entertaining. The lower level offers a large, bright family room, two more bedrooms, and a bathroom with a corner shower. The laundry room includes a newer washer and dryer and there is also some additional storage space. Outside, the fenced yard includes room for under-deck storage. Recent updates include fresh paint throughout the home. The attached single garage is heated and insulated for year-round comfort. Located in a central area of town, this home offers convenience, comfort, and great value. Call today to schedule your personal viewing!

**** Please note there are some virtually staged images****

Built in 2013

Essential Information

MLS® #

A2270073



Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,028
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	326 3 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4C8

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, See Remarks
Roof	Asphalt Shingle

Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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