

# \$799,900 - 145 1 Street Sw, Medicine Hat

MLS® #A2200827

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,550 sqft  
Residential on 0.26 Acres

SW Hill, Medicine Hat, Alberta

Located on a triple lot on historic first Street, is this stunning mid-century home. This home has been professionally renovated throughout to blend modern conveniences with classic mid-century charm. Upon entering the home you will be instantly impressed with the 14' feature wall to one side and an impressive chandelier above. The open-concept design features soaring vaulted ceilings, and hardwood floors. The new windows on the main floor allow the natural light to flood in, creating an inviting, bright and airy atmosphere.

The kitchen is a chef's dream with a gas stove top, two ovens, and two refrigerator-freezers. There is a massive quartz island that seats up to 8, and plenty of custom cabinetry, so storage space is at an abundance. Spend cozy evenings sitting by the 3-sided fireplace or enjoy music throughout the home with the wired-in Polk speaker system on both the main and lower levels.

The upper floor features 3 bedrooms 2 bathrooms and the laundry.

The master suite is a true retreat with its walk-in closet with built in dressers and direct access to the back deck and hot tub. The 4 piece ensuite features a free standing tub, a large glass door shower, double sink custom vanity and a separate water closet.

The fully finished lower level of this stunning mid-century home offers an abundance of space and functionality. It features a spacious



bedroom and a full bathroom, providing comfortable accommodations for guests or family members. The family room is perfect for relaxation or entertaining with modern electric fireplace , and the versatile flex room can be tailored to your needs—whether as a home office, gym, or playroom. Additionally, the basement includes a convenient boot room with ample storage and a separate storage room, ensuring that all your belongings have their place. This well-appointed basement truly enhances the livability and versatility of the home.

There are many thoughtful and impressive features in this house, including the custom built stair railings and designer lighting throughout, that need to be seen, to be appreciated.

The newly fenced yard, adorned with mature trees, offers a private park like oasis. Modern upgrades include a 25 panel 11.25 kW solar system, central vacuum, and a tankless hot water system. The forced air furnace, central air conditioning and spray foam insulated crawl space ensure comfort throughout the year.

Safety is prioritized with a Ring doorbell camera and rear motion sensing Ring security camera.

Don't miss the walk-up basement entry, providing additional convenience and potential for various uses.

Built in 1959

### **Essential Information**

MLS® #	A2200827
Price	\$799,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,550
Acres	0.26
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	145 1 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3Z1

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	1

### **Interior**

Interior Features	Beamed Ceilings, Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, See Remarks, Soaking Tub, Tankless Hot Water
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Window Coverings, Built-In Gas Range
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Blower Fan, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	2
Zoning	R-LD

### **Listing Details**

Listing Office	CENTURY 21 FOOTHILLS SOUTH 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.