

# \$273,500 - 613 5 Avenue Se, Medicine Hat

MLS® #A2269098

**\$273,500**

3 Bedroom, 1.00 Bathroom, 1,271 sqft

Residential on 0.07 Acres

SE Hill, Medicine Hat, Alberta

Looking for a fantastic starter home or just an affordable property? Look no further! This adorable 1 1/2 storey on the hill is waiting for you. The main floor is nice and open with a very spacious living area and plenty of room to work in the updated kitchen. Clean and modern plank flooring finishes off the look. Upstairs there are three bedrooms and a spa like bathroom with a custom shower and soaker tub. The back yard features a private covered veranda and fully fenced yard. Situated in a fantastic location near Alexandra School you can enjoy the beauty of the hill while still being close to many amenities. Come take a look for yourself :)

Built in 1911

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2269098          |
| Price          | \$273,500         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,271             |
| Acres          | 0.07              |
| Year Built     | 1911              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 613 5 Avenue Se |
| Subdivision | SE Hill         |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A 2R6         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                                                              |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                  |
| Cooling           | Window Unit(s)                                                                                              |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Electric                                                                                                    |
| Has Basement      | Yes                                                                                                         |
| Basement          | Partial                                                                                                     |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Block                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 11                 |
| Zoning         | R-LD               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.