



**GRASSROOTS**  
REALTY GROUP

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**1005 Bullivant Crescent SW  
Medicine Hat, Alberta**

**MLS # A2227532**



**\$225,000**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Good location for this 4 bdm, 2 bth 947' Bungalow in sought after Kensington area of the SW Hill on a huge lot! Main floor home to 2 decent sized bedrooms, full 4 pc bath, kitchen/dining area. The developed basement has 2 bedrooms, 4 pc bath, laundry/furnace room. Out back in the large 50x150 ft lot, is the partially fenced yard with a 16 x 26 oversized single detached garage and extra parking. Home is in need of some repairs/updates and is priced to reflect that. Make your appointment soon before it sells!