



GRASSROOTS
REALTY GROUP

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**1012 Ross Street SE
Medicine Hat, Alberta**

MLS # A2235656



\$270,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	742 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Tankless Hot Water		

Inclusions: None

Whether you're a first-time buyer or investor, this updated 742 sq ft bungalow is a fantastic opportunity! Located in River Flats, this charming home features a spacious living/dining area, a renovated kitchen with new cabinets and a stylish mosaic tile backsplash, plus a spacious primary bedroom and an updated 3-piece bathroom. Downstairs, the fully developed basement offers two additional bedrooms and a second 3-piece bathroom (renovated in 2012), providing great flexibility for guests or family. Enjoy summer evenings in the large fenced backyard or one of 2 enclosed porches. Take advantage of ample parking with a 20' x 18.6' garage plus extra parking beside it. Numerous updates completed in 2012, including: -Kitchen cabinets & backsplash -Flooring throughout -High-efficiency furnace & hot water on demand Additionally the main floor bathroom was updated in 2017. This turnkey property is move-in ready!