



GRASSROOTS
REALTY GROUP

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**1122 Bridge Street SE
Medicine Hat, Alberta**

MLS # A2236711



\$199,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	846 sq.ft.	Age:	1929 (96 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Charming Bungalow on a Spacious Lot – Perfect for First-Time Buyers! Welcome to 1122 Bridge Street SE, an affordable bungalow nestled on a generous 50x125 ft lot. This inviting 2-bedroom, 1.5-bathroom home offers a bright, open-concept kitchen, dining, and living area–perfect for comfortable living and entertaining. Enjoy modern conveniences with main floor laundry, newer furnace and hot water tank, 100 amp electrical service, and newer central air conditioning. The full appliance package is included, so you can move in with ease. Step outside to enjoy your covered deck, additional patio area, and fenced yard, ideal for relaxing or hosting guests. There's plenty of off-street parking in the rear, plus room to build a garage if desired. A handy storage shed adds even more value. Located close to schools, parks, and playgrounds, this home is ideal for families or first-time buyers looking for a move-in-ready property with updates already completed over the years. Don't miss your chance to own this well-priced gem in a great neighborhood!!