



GRASSROOTS
REALTY GROUP

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**2508 12 Avenue SE
Medicine Hat, Alberta**

MLS # A2239866



\$629,900

Division:	Connaught		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,347 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, On Golf Course		

Heating: Fireplace(s), Forced Air

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Stone, Stucco

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: fridge, stove, dishwasher, range hood, garburator, washer & dryer, UGS, central AC, window coverings, garage door opener & remote, projector tv & screen, downstairs tv, bedroom tv, piano, shed

Here is your opportunity to back on to a golf course right in the city limits. These view lots do not come available often!! This 4 bed, 2.5 bath bungalow is complete with street appeal and many upgrades have been completed over the years. This property has been stripped to the studs and completely remodelled. It is waiting for you to call home. The home features an open floor plan, with maple cabinets, quartz counter tops, and a large Island that will sit 8 people comfortably. Unwind and enjoy your evenings on the deck watching the action on hole #9.