



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1143 Braemar Street SE
Medicine Hat, Alberta**

MLS # A2241032



\$244,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	672 sq.ft.	Age:	1944 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Alley Access, On Street, Outside, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air

Floors: Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: NONE

Welcome to 1143 Braemar Street SE a single detached house in downtown, a classic and cozy bungalow situates on a huge lot 7500sf, and it steps away from Lions Park, South Saskatchewan River, Strathcona Park, Pool and tennis court. This property offers a nice size kitchen and eating in room with vinyl flooring, a comfortable living room with French doors leading to a deck and 2 bedrooms on the main floor. The newly renovated basement hosts a comfortable family room, a 4-piece bathroom, and a laundry room. The large fully fenced yard has a single car garage, you have the alley access the backyard, also you'll enjoy a couple of more vehicle park spots or RV Parking. Upgrades: brand-new shingles, fresh poured the front walkway, brand-new rocks & wood retention wall with flower planters, new stairs, an updated electrical, and less than 1 year old GE washer/dryer. This great bungalow is perfect for the first home buyer or retirement seniors or an investment. Call for a private viewing.