



GRASSROOTS
REALTY GROUP

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**838 8 Street SE
Medicine Hat, Alberta**

MLS # A2242984



\$239,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	938 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Window Coverings/Blinds, Garage Door Opener and 1 Remote, Washer, Dryer

Affordable Bungalow on a Large Lot with Garage. Located in the South Flats near the end of a quiet street, this 2-bedroom, 1-bathroom bungalow offers great potential for first-time buyers or revenue property seekers. With 938 sq. ft. on the main level, an unfinished basement, and a 50' x 130' lot, there's room to personalize and make it your own. The layout features a bright front living room with a large window, spacious kitchen, two bedrooms, a full 4-piece bathroom, and access to the unfinished basement for storage or future development. Outside, you'll find a covered concrete patio, a detached 23' x 13' single garage, a single front driveway, and extra parking in the back for two vehicles. This home is a practical option for those looking to enter the market or take on a renovation project.