



GRASSROOTS
REALTY GROUP

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**318 8 Street SE
Medicine Hat, Alberta**

MLS # A2245244



\$247,500

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	598 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Window coverings, Sheds(all as is)

Welcome home! This quant home is located on a large city lot with a massive double garage(26X28). There is a large yard with ample parking. Once inside this home, it has new windows, vinyl plank flooring, new paint, and lots more. The shingles on the home and garage were just replaced in July 2025. Call your agent today to get into this gem!