



GRASSROOTS
REALTY GROUP

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470 11 Street SE
Medicine Hat, Alberta

MLS # A2245592



\$239,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	792 sq.ft.	Age:	1913 (112 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, See Remarks		

Inclusions: Fridge, stove, range hood, washer and dryer, C/A, most window covering, garage door opener and remote, garburator (as is)

Cozy 2 bedroom, 1 bath bungalow with a large garage detached garage located on the quiet SE Hill. The kitchen has been updated with maple cupboards, backsplash and a built in eating bar a few years back. The home offers a cozy living room off the bedrooms all boasting brand new carpet and some painting has been updated! Full bathroom offers recently updated tub & vanity. The back room has patio doors leading to the partially covered deck is utilized as laundry/storage but could also work as a dining room. A partial basement includes utility room and storage. Furnace is 2009. The yard is fenced and landscaped underground sprinklers with a nice covered deck, and a patio below The rear garage offers radiant heat and 220 wiring. This home is close to schools and shopping. Please text or call today for your showing on this lovely little bungalow.