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## 1270 Elm Street SE Medicine Hat, Alberta

MLS # A2248707



\$184,750

Division:	River Flats				
Type:	Residential/House	е			
Style:	Bungalow				
Size:	803 sq.ft.	Age:	1935 (90 yrs old)		
Beds:	2	Baths:	1		
Garage:	Off Street				
Lot Size:	0.14 Acre				
Lot Feat:	Back Yard, Lawn, Street Lighting, Treed				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Storage

Shed, sump pump

Features:

Inclusions:

Charming 2-Bedroom, 1-Bathroom Bungalow – Ideal for First-Time Homebuyers & Investors This cozy bungalow offers great potential for first-time homebuyers and investors alike. Featuring 2 spacious bedrooms and 1 full bathroom, this home provides a functional layout with two generous family rooms, perfect for entertaining guests or relaxing with loved ones. The kitchen and eating area offer ample space for meal preparation and family dining. A bonus room downstairs provides flexible options—ideal as a home office, playroom, or additional living space. The large, fully fenced yard is perfect for kids, pets, and outdoor activities, while the garden area offers a wonderful opportunity for gardening enthusiasts. New shingles being put on house. This property is being sold as-is, where-is. Don't miss your chance to make this home your own!