



**GRASSROOTS**  
REALTY GROUP

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**1270 Elm Street SE  
Medicine Hat, Alberta**

**MLS # A2248707**



**\$189,000**

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

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

**Inclusions:** Shed

Charming 2-Bedroom, 1-Bathroom Bungalow &ndash; 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&mdash;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. This property is being sold as-is, where-is. Don&rsquo;t miss your chance to make this home your own!