



**GRASSROOTS**  
REALTY GROUP

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**2788 Dunmore Road SE  
Medicine Hat, Alberta**

**MLS # A2253817**



**\$249,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Crestwood-Norwood                       |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bungalow                                |               |                   |
| <b>Size:</b>     | 912 sq.ft.                              | <b>Age:</b>   | 1961 (64 yrs old) |
| <b>Beds:</b>     | 2                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Driveway, Off Street, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                               |               |                   |
| <b>Lot Feat:</b> | Landscaped                              |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stucco, Wood Siding

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** ALL APPLIANCES AS IS WHERE IS fridge, stove, dishwasher built-in (not working), hood fan, central air conditioner, window coverings, washer & dryer, shed

Welcome to this centrally located bungalow &mdash; a well-cared-for, one-owner home with plenty of potential. Offering 912 sq. ft. on the main floor, the layout includes 2 bedrooms, a 4-piece bathroom, a bright dining area that flows into the kitchen, and a spacious living room with large windows that bring in natural light. One bedroom even offers direct access to the backyard. The lower level is unfinished, giving you the opportunity to create additional living space that fits your needs. Outside, the property shines with a fully fenced and landscaped yard, front driveway for off-street parking, RV/extra parking at the back (26x13), and a handy 10x8 storage shed. Recent updates include shingles (2020) and several replaced main floor windows. This is an excellent option for first-time buyers, downsizers, or investors looking for an affordable home with room to build value in a great central location.