



**445 8 Street SW
Medicine Hat, Alberta**

MLS # A2255499



\$263,500

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: C/A, fridge, stove, B/I dishwasher, microwave & stand, garage door opener, 1 remote, washer, dryer, window coverings & blinds, fireplace, shed. All "as is where is"

GREAT NEIGHBOURHOOD, INCREDIBLE POTENTIAL, AND A GREAT OPPORTUNITY TO BUILD EQUITY! Close to schools, shopping and many amenities this solid 1024 sq ft bungalow, with 4 bedrooms (2+2) and 2 baths, is perfect for families, empty nesters, & "revenue seekers" or a great starter home! PLUS there is a 14x24 DETACHED GARAGE, CARPORT AND RV PARKING! THERE ARE HARDWOOD FLOORS UNDER THE CURRENT FLOORING IN THE LIVING ROOM AND HALLWAY, THE BEDROOMS ALSO HAVE HARDWOOD! The main floor features a spacious living room (with electric fireplace) kitchen, dining area, 2 good sized bedrooms, a large 4 pc bath. Basement is host to 2 more bedrooms, a family room, 3 pc bath, laundry, cold room, and TONS of storage! There's also a walkout to the backyard! The yard is fenced and even comes with a PEAR TREE (we'll throw in the partridge!) This could be a great investment for the right buyer! Some updates include a METAL ROOF, HWT NEW (March 2025), and the furnace was replaced in 1996. Property being sold "as is where is". Call today to View!