



**GRASSROOTS**  
REALTY GROUP

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**851 11 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2260682**



**\$188,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	1926 (99 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Natural Woodwork		

**Inclusions:** N/A

Welcome to this charming bungalow in Medicine Hat, full of character and thoughtful updates. Offering 2 bedrooms and 1 bathroom, this well built home features hardwood flooring, fresh carpet, and updated vinyl throughout. The lower level offers laundry and utility space. The cozy front porch adds curb appeal, while the spacious lot rezoned from low density to medium density provides exciting future potential. Outside, enjoy a large driveway, Large Yard, new fencing. There is a Large Shed that was originally a small single detached garage, that could be converted back. With this homes blend of classic style and modern updates, this home is a fantastic opportunity for first time buyers, downsizers, or investors.