



**GRASSROOTS**  
REALTY GROUP

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**166 7 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2261098**



**\$199,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1913 (112 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, microwave, hood fan, dishwasher, washer, dryer, window coverings

Welcome to this quaint 2 bedroom, 1 bathroom bungalow ideally located on the desirable SE Hill. Just a short walk from parks, playgrounds, schools, shopping, and many other great amenities, this home offers both comfort and convenience. Step inside through the enclosed front porch, the perfect spot to enjoy your morning coffee. The main floor features a cozy living room, a functional kitchen, two comfortable bedrooms, and a full bathroom. The undeveloped basement provides laundry facilities and plenty of room for storage. Outside, you'll find a fenced backyard with alley access, a storage shed, and space to enjoy outdoor living. This is a wonderful opportunity for first-time buyers, downsizers, or investors looking for an affordable home in a great neighborhood.