



**GRASSROOTS**  
REALTY GROUP

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**738 8 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2263150**



**\$200,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1942 (83 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot, Street L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Separate Entrance, Storage		

**Inclusions:** Washer/Dryer (as is), Stove (as is), Fridge (as is)

This centrally located South Flats bungalow offers both character and potential. The main floor features two bedrooms, a full bathroom, and beautiful original hardwood floors throughout that have been refinished. A bright front sunroom porch, an additional 120 sq ft, provides a relaxing spot to enjoy natural light. The basement includes a den/office, cold storage, and laundry, offering versatile space to suit your needs. Outside, a 20' x 12' detached garage with power is perfect for projects, storage, or hobbies. There is a paved parking pad beside the garage. The home has some updated vinyl windows, updated electrical, and the yard is fully fenced with potential for RV parking. The lot is 6500 sq ft making it large enough to build a much larger garage. There is a garden space and plenty of room for big ideas! A great choice for first-time buyers looking for a functional home or investors seeking opportunity, this property is just minutes from downtown Medicine Hat, local parks, and amenities. Contact a real estate agent today to explore this South Flats bungalow!