



GRASSROOTS
REALTY GROUP

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**619 Industrial Avenue SE
Medicine Hat, Alberta**

MLS # A2265353



\$179,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	570 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions:	n/a
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Welcome to the cutest little bungalow on the block! This 2-bedroom, 1-bathroom gem is full of character and comfort, perfect for first-time home buyers, downsizers, or savvy investors. Nestled on a generous 50x125 ft lot, this home offers incredible value, inside and out. Step inside to find newer vinyl windows, a high-efficiency furnace, central air, and hot water tank (all replaced in 2013)—plus a brand new roof on the house (2024) for added peace of mind. The functional layout features a cozy living area, bright kitchen, and a full 4-piece bathroom. Out back, enjoy a spacious, fenced yard complete with a storage shed, negotiable dog run, and rear parking for up to 3 vehicles—in addition to the oversized single garage. Whether you're hosting friends or relaxing outdoors, this backyard is ready for whatever you imagine. Backing directly onto Optimist Park, and just steps from an elementary school, walking paths, parks, and local convenience shopping, the location is as practical as it is peaceful. Affordable, move-in ready, and full of potential—this is one you don't want to miss!