



GRASSROOTS
REALTY GROUP

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**1037 Balmoral Street SE
Medicine Hat, Alberta**

MLS # A2271403



\$245,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	962 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge in garage, benches in garage

Welcome to this well-kept bungalow offering comfort, charm, and great value. This cozy home features 2 bedrooms and 1 bathroom, making it an ideal choice for first-time buyers, downsizers, or anyone looking for an easy-to-maintain property. Enjoy peace of mind with several thoughtful updates throughout the years. The shingles on the house were replaced just 2 years ago, while the siding on the house, garage, and shed—including the eavestroughs—were updated approximately 5 years ago. Both the front and back doors were replaced 3 years ago, adding to the home's efficient upkeep. Outside, you'll find a convenient single detached garage, an additional shed for storage, and a lovely side deck perfect for relaxing or enjoying summer evenings. This property has been well cared for and is ready for its next owner to move right in.