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## 153 9 Street NE Medicine Hat, Alberta

MLS # A2272209



\$249,900

Division: Northeast Crescent Heights Type: Residential/House Style: Bungalow Size: 1,041 sq.ft. Age: 1920 (105 yrs old) **Beds:** Baths: Garage: Alley Access, Gravel Driveway, Off Street, On Street, Rear Drive, Single Gara Lot Size: 0.14 Acre Lot Feat: Back Lane, Lawn, Rectangular Lot

| Heating:    | Forced Air, Natural Gas  | Water:     | -    |
|-------------|--|------------|------|
| Floors:     | Laminate, Linoleum   | Sewer:     | -    |
| Roof:       | Asphalt Shingle  | Condo Fee: | -    |
| Basement:   | Full   | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame   | Zoning:    | R-LD |
| Foundation: | Poured Concrete  | Utilities: | -    |
| Features:   | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home |            |      |

Inclusions: N/A

Nicely located close to schools, shopping, parks, playgrounds, a hockey arena, the Big Marble Go Centre with its many recreational amenities, and nearby walking trails, this solid 1920 home offers both charm and convenience. Featuring an appealing open floor plan, a modern kitchen with an island, and a spacious front veranda overlooking the yard, the home provides inviting spaces for everyday living. The private backyard adds comfort and versatility, making it perfect for relaxing or entertaining family and friends. With its attractive price point, large 50' x 122' lot, and an unfinished basement, this property also offers excellent potential for future improvements tailored to your needs and dreams. Contact your Real Estate Agent today to book a private viewing!