



GRASSROOTS
REALTY GROUP

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**86 Milne Place SE
Medicine Hat, Alberta**

MLS # A2277397



\$389,900

Division:	Connaught		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Off Street, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Storage		

Inclusions: Fridge, stove, dishwasher built-in, hood fan, stove in basement, fridge in basement, central vacuum cannister - as is where is, garage door opener, pergola, storage shed, window coverings/blinds, washer & dryer, central air conditioner

Welcome to 86 Milne Place SE, a well-maintained bungalow tucked away in a quiet cul-de-sac on a desirable pie-shaped lot, within walking distance to the college, golf course, parks, walking trails, and nearby amenities. This inviting 3-bedroom bungalow offers a functional and comfortable layout. The main floor features two bedrooms, 1.5 bathrooms, and a spacious living room highlighted by a wood-burning fireplace with brick surround, creating a warm and welcoming atmosphere. The kitchen is equipped with a stainless steel appliance package and offers ample cabinetry and counter space. The fully developed lower level adds excellent versatility with two large family rooms, a third bedroom, a full bathroom, and a summer kitchen (not permitted)—making it an ideal setup for a student, extended family, or guests—along with generous storage space. Additional highlights include a single attached garage that is insulated and drywalled, and a huge, fully fenced, landscaped yard. A fantastic opportunity in a sought-after location offering space, functionality, and flexibility.