



GRASSROOTS
REALTY GROUP

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18 7 Street NW
Medicine Hat, Alberta

MLS # A2283477



\$247,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	934 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, washer, dryer, central air conditioner

This 934 sq ft bungalow is full of charm and original character, offering a great opportunity for buyers looking to add their own updates. The main level features hardwood floors and classic details that give the home warmth and personality. With two bedrooms and one bathroom, the layout is cozy yet functional. Basement has large family room, laundry and utility room. Single garage and fully fenced yard with additional parking in back (currently rented out) Recent updates include newer shingles, providing peace of mind for years to come. Whether you're a first-time buyer, investor, or someone looking to restore and modernize a character home, this property offers solid bones and plenty of potential to make it your own.