



**353 12 Street SW  
Medicine Hat, Alberta**

**MLS # A2285157**



**\$298,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Other		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vinyl Windows		

**Inclusions:** Fridge, Stove, Washer, Dryer, Central AC

Affordable living on the SW Hill! This 4 bedroom, 2 full bathroom bungalow offers incredible value in a mature, established neighbourhood. Step inside to the open concept main floor featuring updated vinyl plank flooring throughout. The kitchen features newer stainless steel appliances and is open to the living and dining areas. Two comfortable bedrooms and a full four piece bathroom complete the main level. Downstairs, you'll find even more space with two additional bedrooms (both with updated egress window), a second full four piece bathroom, plus a laundry area and storage space. Major updates over recent years include all windows and the front door, siding, interior paint, baseboards and trim - giving this home a fresh, move-in ready feel inside and out. Outside, enjoy a convenient front driveway and large backyard with room to build a future garage or additional parking space. Great curb appeal and an affordable price point, this great SW Hill Bungalow is one you won't want to miss!