



**374 10 Street SE
Medicine Hat, Alberta**

MLS # A2291016



\$299,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	993 sq.ft.	Age:	1947 (79 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: N/A

Welcome to this cozy Bungalow situated on a Spacious 75 X 130 Lot offering an exceptionally large Fully Fenced yard perfect for families , pets, gardening ,or future expansion. The house has had extensive updates since 2021 including , but not limited to,a new furnace, new air conditioning ,new kitchen cabinets , updated electrical,updated plumbing , fresh backyard sod,and new maintenance free fencing.Properties with this much outdoor space are increasingly hard to find! The home is on a quiet street in SE hill,next to a church and less than a block to lovely Central Park with its play area and frisbee golf, making it ideally situated for a family or those who enjoy the outdoors. Inside the home features a functional and inviting layout with two good sized bedrooms, one full bathroom, a large and bright living room,a dedicated Dining area,and a functional kitchen,ideal for everyday living or entertaining . Large windows allow natural light to full the main living spaces,creating a warm and welcoming atmosphere.The partially finished basement offers incredible potential for future development. It already includes a completed basement bathroom and laundry area. Whether you envision additional bedrooms (two rooms already framed) a recreation room, or a home office, this space is ready for your ideas. A door dividing the two levels lends itself to a potential suite options.Outside , you'll appreciate the Single detached garage and the expansive fenced yard , providing plenty of room for the kids to play,pets to roan,or even additional landscaping , gardens or outdoor entertaining spaces.The size and location of this property make it prefect for a builder / developers to build a much large home or , potentially ,a multi family unit development.