



46 2 Street NW
Medicine Hat, Alberta

MLS # A2291440



\$259,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	720 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

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

Inclusions: Stove, fridge, washer & dryer, central air (as is, where is), shed, garage door opener + remote, window coverings

Welcome to this charming and affordable bungalow located at 46 2 Street NW in the desirable Riverside neighbourhood. Situated on a quiet street and close to parks, schools, shopping, and everyday amenities, this property offers comfortable living in a convenient location. This home features 720 sq. ft. of functional main floor living space, including a good sized living room and a practical kitchen layout. The main level is complete with 2 bedrooms and a full 4pc bathroom, making it an ideal option for first-time buyers, downsizers, or investors. The lower level provides additional living space with a large family room, laundry area, and a 3pc bathroom. Outside, you will appreciate the landscaped yard featuring a small deck, patio area, storage shed, and a single detached garage, providing both outdoor enjoyment and added convenience. Notable updates include a hot water tank replaced in 2020, high-efficiency furnace replaced in 2022, and shingles scheduled to be replaced in approximately June 2026. A great opportunity to own a solid home in a quiet Riverside location.