



**266 6 Avenue NW
Medicine Hat, Alberta**

MLS # A2291736



\$434,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Priv		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage		

Inclusions: Piano, Treadmill

This exceptional Riverside bungalow offers 2+3 bedrooms, 2 bathrooms, and hardwood flooring in the living room and upstairs bedrooms. The main bathroom has a large soaker tub and ceramic floor tiling. Along with the 3 bedrooms downstairs is a craft room as well as plenty of storage. There is a single attached garage and a single detached heated garage in the backyard. There is also a 9x8 shed and a 4x6 green house in the backyard. The yard is impeccable with mature landscaping, a pond, fruit trees and underground sprinklers. The house has a low maintenance brick exterior. This home is in a very desirable location, 1/2 a block from the river with great access to the river trails. Call for your private viewing. Directions: