



319 7 Street SE
Medicine Hat, Alberta

MLS # A2295636



\$234,000

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	938 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Oversized, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

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

Inclusions: NA

Excellent Location Near Central Park and Alexandria Middle School! This bungalow sits on a generous 6,500 sq. ft. lot; located in a mature, tree-lined neighbourhood offering backyard privacy and shade. The basement presents an opportunity for a basement suite as there is a kitchen space already developed with a side entrance that allows direct access to the basement. The main floor has 2 bedrooms, 1 Bath, Living room, Eat in Kitchen and a cool Sunroom space that allows you to take in the view of the large back yard. A large back deck, fire pit area, fully fenced back yard and cute white picket fence up front, compliment the value of the property. Off street parking/ RV parking available on the long drive. The single detached garage with attached workshop space offers flexibility for storage, projects, or hobby use. This property is a fixer-upper and will require cleanup and updating, making it an ideal option for renovators, investors, or buyers looking to add value through improvements. With the right vision, this home has the potential to be transformed into a warm and inviting space. Near parks, schools, Safeway, downtown and everyday amenities, this property presents a solid opportunity for buyers who aren't afraid of some work and want to build equity in a desirable location.