



**534B Ash Avenue SE
Medicine Hat, Alberta**

MLS # A2299098



\$243,500

Division:	River Flats		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,058 sq.ft.	Age:	1907 (119 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	MDR
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: underground sprinklers, garden shed, 2 ceiling fans, garage door opener (no remote)

Welcome home to this cozy 1.5-storey home! Nestled at the end of a quiet cul-de-sac, this 2 bed 2 bath property sits on a massive 6000 sq ft fully fenced lot, complete with underground sprinklers, a concrete patio, storage shed, and a single detached garage with potential room for RV or boat parking. Inside, enjoy an updated kitchen with oak cabinets, hardwood floors, 2 bedrooms, main floor laundry, a partitioned office space with a barn door, and a recently updated main bathroom. Additional upgrades include 100-amp electrical service, copper plumbing, updated exterior and interior paint, and central air. Don't miss your chance to see this gem today!