



**1061 Queen Street SE
Medicine Hat, Alberta**

MLS # A2300816



\$278,800

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central a/c "as is", 2x fridge, stove, stackable washer/dryer, washer, dryer, window coverings, tv w/mount in garage, garage door opener & 1 control, cabinet in basement laundry, shed, all appliances sold "as is", 2x induction hot plates and pots negatable.

Charming Raised Bungalow in a Mature Community! Welcome to this beautifully maintained raised bungalow, perfectly located in a sought-after mature neighborhood close to Strathcona Park, scenic river pathways, schools, and daycare ideal for families of all stages! This well-built home sits on a large, fully fenced lot and offers fantastic flexibility for extended family living or a roommate, could be used as a mother in law suite. Extensive updates have been completed both inside and out, while still preserving the home's original character and charm, your welcomed with a beautiful upgraded new front door. The main floor features: Refinished hardwood flooring, Spacious primary bedroom with room for a king-sized bed + his & hers closets, Second bedroom, Updated bathroom with step-in shower, Bright, sunny kitchen, Convenient hallway washer & dryer. The fully developed lower level offers: Cozy family room, Huge bedroom with walk-in closet (window may not meet today's egress), Bright, open kitchen space, 3-piece bathroom additional washer and dryer. The 14' x 24' attached garage has been recently redone and includes 220 amp service—perfect for hobbyists or projects! Also includes private entrance way into the mother in law suite. Includes Detached shed with new shingles. This home truly offers space, functionality, and location—a rare find! Call to book your private showing!