



**262 5 Street SE
Medicine Hat, Alberta**

MLS # A2300820



\$329,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow with Loft		
Size:	1,078 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Fridge x2, Stove x2 (basement 'as is', never used), portable dishwasher x2, hood fan, central a/c, washer/dryer

Lovely updated raised bungalow with loft in the highly desirable SE Hill! Ideally located close to downtown, shopping, schools, parks, and everyday amenities, this charming home offers the perfect blend of character, functionality, and natural light. The main floor features beautiful hardwood flooring, large sun-filled windows, and a spacious eat-in kitchen perfect for family meals and entertaining. Two comfortable bedrooms and a full 4-piece bathroom complete the main level. The versatile loft space adds incredible flexibility and is ideal for a cozy family hangout, home office, playroom, or creative retreat. Downstairs, the non-conforming basement suite offers excellent revenue potential or space for extended family, complete with a kitchenette, bedroom, and bathroom. Outside, enjoy the fully fenced and beautifully landscaped yard, highlighted by mature fruit trees and thriving raspberry bushes, creating a private and inviting outdoor setting. Additional updates include newer windows and a high-efficiency furnace for added comfort and efficiency. The oversized single attached garage adds convenience, storage, and workspace potential. A bright, welcoming home in one of the city's most sought-after neighbourhoods—perfect for homeowners, investors, or those looking for flexible living space.