



**946 Bridge Street SE
Medicine Hat, Alberta**

MLS # A2301562



\$225,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Alley Access, Driveway, Single Garage Detached		
Lot Size:	1.61 Acres		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: fridge, stove, washer, dryer, window coverings

First-Time Home Buyers or Revenue Property Seekers! Welcome to this solid 1,050 sq. ft. bungalow located in the desirable River Flats community. This charming 2-bedroom 2 bath home offers plenty of character with spacious rooms and thoughtful updates throughout most of the main level. Basement included bonus room/off not legal bedroom, 3pc bathroom, laundry room, cold storage room. Enjoy a blend of laminate, linoleum, and carpet flooring, providing both comfort and functionality. The brick exterior is in excellent condition, adding timeless curb appeal, while the new front and rear doors offer peace of mind. Step outside to a beautifully private yard filled with mature trees, shrubs, and flowerbeds, creating a peaceful, park like setting perfect for relaxing or entertaining around the built in firepit. The detached single garage is a standout feature, complete with a full loft, 8x18ft workshop space, and a generous 29x30 ft driveway ideal for hobbyists or additional storage needs. Don't miss out call today to book your private viewing!