



**471 10 Street SE
Medicine Hat, Alberta**

MLS # A2302095



\$249,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	866 sq.ft.	Age:	1920 (106 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: TV in garage, kids bed in bedroom

Welcome to this cozy bungalow located in the desirable SE Hill neighborhood. Offering 3 bedrooms and 1 bathroom, this home is perfect for first-time buyers, downsizers, or anyone looking for a comfortable and functional space. The layout is practical and inviting, making great use of the space and offering a comfortable flow throughout the home. Outside, you'll find a double detached garage, providing ample parking and storage space. Situated in a convenient location, you're just minutes from schools, shopping, public transportation, and downtown Medicine Hat, making everyday living easy and accessible. A great opportunity to own in a well-established neighborhood. Don't miss your chance to make this home yours!