



GRASSROOTS
REALTY GROUP

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**1202 Bridge Street SE
Medicine Hat, Alberta**

MLS # A2203977



\$149,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	638 sq.ft.	Age:	1944 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Landscaped, Level, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Affordable Cute Bungalow in the River Flats on a 50x125' corner lot! Attention first time buyers or investors! This cozy 2 bedroom home is ready for new owners. With a huge lot, mostly maintenance free stucco exterior, and a high efficiency furnace installed in 2013 this home should be easy to maintain for years, and at a very affordable price! Tenants willing to stay if you are looking for a turn-key rental house this is a great option! Square footage does Not include rear porch as its not heated, or house would actually be near 700sq ft. Book your viewing before its gone!