



**2508 12 Avenue SE
Medicine Hat, Alberta**

MLS # A2281618



\$629,900

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|------------------|--|---------------|-------------------|
| Division: | Connaught | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,347 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Landscaped, No Neighbours Behind, On Golf Course | | |

| | | | |
|--------------------|----------------------------------|-------------------|------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stone, Stucco | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island | | |

Inclusions: fridge, stove, dishwasher, range hood, garburator, washer & dryer, UGS, central AC, window coverings. garage door opener & remote, projector TV & screen, downstairs tv, bedroom tv, piano, shed

Here is your opportunity to back on to a golf course right in the city limits. These view lots do not come available often!! This 4 bed, 2.5 bath bungalow is complete with street appeal and many upgrades have been completed over the years. This property has been stripped to the studs and completely remodelled. It is waiting for you to call home. The home features an open floor plan, with maple cabinets, quartz counter tops, and a large Island that will sit 8 people comfortably. Unwind and enjoy your evenings on the deck watching the action on hole #9.