



GRASSROOTS

REALTY GROUP

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**1152 Braemar Street SE
Medicine Hat, Alberta**

MLS # A2301367



\$215,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	795 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this 2 bedroom, 2 bathroom bungalow situated on a spacious lot and just steps from Lions Park, Strathcona Park, and Strathcona Pool! This home is perfect for those looking to enjoy an active lifestyle close to amenities. Inside, you'll find an open main floor featuring vinyl flooring, a comfortable living room, and a dining area that flows nicely into the kitchen. Two bedrooms and a full 4-piece bathroom complete the main level. The lower level offers plenty of flexibility with a large recreation room, a 3-piece bathroom, laundry, and additional storage. This home has seen several key updates for peace of mind, including a furnace and hot water tank. Step outside to enjoy the fully fenced backyard, featuring a gravel fire pit area—perfect for relaxing or entertaining on cool evenings. There's plenty of room for kids, pets, or gardening, plus the added bonus of an 17' x 23' detached garage with an attached workshop. Come see the potential for yourself!