



**76 12 Street SW
Medicine Hat, Alberta**

MLS # A2305143



\$284,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	919 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R LD
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: NA

Solid 2+1 bedroom bungalow in a mature SW Hill location, directly across from St. Mary's School. This well-situated home offers a spacious and functional layout, featuring a large basement family room complete with a cozy gas fireplace—perfect for relaxing or entertaining. The fenced yard provides privacy and space for outdoor enjoyment, while the single detached garage adds convenience and extra storage. 70 Amp electrical service. A fantastic opportunity in a family-friendly neighborhood! Seller to supply funds for Title insurance in lieu of an R.P.R.