



**1313 Bridge Street SE
Medicine Hat, Alberta**

MLS # A2306552



\$224,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	757 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	MU
Foundation:	Perimeter Wall	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: n/a

Tiny living at its finest! This fully remodelled 757 sq. ft. home offers turnkey, worry-free living with all major upgrades complete—new furnace, A/C, electrical, plumbing, roof. Inside features a smart, functional layout with 2 bedrooms and 1 full bath, finished with modern touches and updated appliances. Enjoy a private fenced yard, perfect for relaxing or pets. The detached 16' x 28' garage provides excellent space for parking, storage, or a workshop. A great opportunity for first-time buyers, downsizers, or investors looking for a move-in-ready home with big value in a compact package.