



**801B 2 Street SE
Medicine Hat, Alberta**

MLS # A2309627



\$279,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	786 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Level		

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

Inclusions: None

An affordable bungalow close to downtown, schools, parks, the YMCA, and beautiful walking paths along the river. This home would make a great rental property or perfect for first-time buyers. The main level features a cozy front porch, a living room, kitchen, an updated 3-piece bathroom, and two bedrooms. Main floor laundry is located in the back porch area with access to the back yard and basement. The lower level hosts one bedroom (window does not meet egress), and a multipurpose room with a gas stove perfect for canning or baking and a bonus den being used currently as a walk in closet. The backyard is fully fenced with a large garden area, underground sprinklers (AS IS), and storage shed. Tons of parking with a detached garage, and extra parking with a double concrete driveway. Note that the front entrance and living room are virtually staged.