



**549 2 Street NE**  
**Medicine Hat, Alberta**

**MLS # A2313188**



**\$342,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Heated Garage, Insulated, RV Access/Parking, Single Ga		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Garage Heater, Garden Shed

Welcome to a home of possibilities! This BUNGALOW is the perfect INCOME PROPERTY or STARTER HOME! Step inside to an open living space with large front windows letting in natural light. The kitchen is complete with lots of counter space and cupboard space to fit your needs. You will also find 3 bedrooms and a 4pc bathroom on the main level. Downstairs you will find a large laundry space with plenty of storage! The basement also has a large living room perfect to use how you need - Workout space, lounge space, game area, or kids play area! You will also find another bedroom and 3 pc bathroom! Outside you will find a quiet neighbourhood close to parks, walking paths, and the beautiful SOUTH SASKATCHEWAN RIVER. This property also has an oversized single car garage (12X24) and large yard perfect for family or pets! Whether you are looking for an income property or a family home - this property has POTENTIAL! Reach out to your local Real Estate Agent to book your showing TODAY! \*\*some photos have been digitally staged\*\*