



**218 Altawana Avenue NE
Medicine Hat, Alberta**

MLS # A2314839



\$269,900

Division:	Riverside		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,109 sq.ft.	Age:	1915 (111 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot, Landscaped, Rectangular Lot		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, See Remarks		

Inclusions: Fridge, Stove, Washer and Dryer, Window Coverings, Hot Tub(as is), Shed, Garage Freezer

A charming one and a half storey home in Riverside with 3 bedrooms and 2 baths. The updated kitchen has plenty of white cabinets and newer granite counter tops. The dining area has lots of light and is wide open to a large living area. An office, 3 piece bathroom and back porch complete the main level. Upstairs has 2 bedrooms with unique sloped ceilings and vintage charm and a 4 piece bath. There is a cozy sunroom off of the primary bedroom, great for curling up with a good book. In the partial basement is a utility/furnace/laundry area. The handy carport is between the house and single detached garage/living area. A large deck is situated off the garage and opens out to the huge yard. A patio behind the carport is a great spot for the hot tub that is included. Kitchen update in 2017, new boiler in 2024, shingles and hot water heater in 2025. The area is close to shopping, schools, bike paths, and the river. This home has never flooded! Text or call today for your showing on this lovely home.