



**46 2 Street NW**  
**Medicine Hat, Alberta**

**MLS # A2316728**



**\$249,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Stove, fridge, washer & dryer, central air ( as is, where is ), shed, garage door opener + remote, window coverings

Welcome to this charming and affordable bungalow located at 46 2 Street NW in the desirable Riverside neighborhood. Situated on a quiet street and close to parks, shopping, and everyday amenities, this property offers comfortable living in a convenient location. This home features 720 sq. ft. of functional main floor living space, including a good sized living room and a practical kitchen layout. The main level is complete with 2 bedrooms and a full 4pc bathroom, making it an ideal option for first-time buyers, downsizers, or investors. The lower level provides additional living space with a large family room, laundry area, and a 3pc bathroom. Outside, you will appreciate the landscaped yard featuring a small deck, patio area, storage shed, and a single detached garage, providing both outdoor enjoyment and added convenience. Notable updates include a hot water tank replaced in 2020, high-efficiency furnace replaced in 2022, and shingles scheduled to be replaced in July 2026. A great opportunity to own a solid home in a quiet Riverside location. Primary photo is AI generated - summer photo.