



45 4 Street SW
Medicine Hat, Alberta

MLS # A2319044



\$311,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1949 (77 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: n/a

This 2-bedroom bungalow is located on the SW Hill, close to schools, shopping, and other amenities. The main floor features an eat-in kitchen with updated cabinets, a living room, a spacious primary bedroom, a second bedroom, a 3-piece bathroom, and the convenience of main floor laundry. A covered rear deck overlooks the backyard, which is fully fenced and includes a single detached garage with additional storage space. The basement is undeveloped and has exterior access. Property is being sold as-is, where-is, with no warranties or representations.