



549 2 Street NW
Medicine Hat, Alberta

MLS # A2321906



\$339,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Other, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Tucked into one of the most sought-after pockets of the city, this well-appointed bungalow delivers on all the things that matter most: space, layout, and location. Steps from parks, walking paths, and the stunning South Saskatchewan River, this is the kind of address people wait for. Inside, the main floor welcomes you with an open living area flooded with natural light through large front windows. The kitchen offers generous counter and cupboard space, plenty of room to cook and keep everything organized. Three bedrooms and a full 4-piece bathroom round out the main level nicely. Head downstairs and you'll find even more to love. A spacious rec room that adapts easily to a lounge, gym, playroom, or hobby space, plus an additional bedroom, a 3-piece bathroom, and a large laundry area with plenty of storage. Outside is where this property really shines. The backyard is a private retreat, framed by mature trees that create the kind of seclusion that's hard to find. Add in the oversized single-car garage (12x24) and you've got a complete package, whether you're hosting summer get-togethers, letting the kids run loose, or just enjoying a quiet evening outside. Whether you're a family planting roots in a great neighbourhood or an investor adding a solid property to your portfolio, this one checks the boxes. Come see it for yourself! **Some photos have been virtually staged to remove tenant belongings.**