



**1111 Braemar Street SE
Medicine Hat, Alberta**

MLS # A2324499



\$225,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	925 sq.ft.	Age:	1910 (116 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Combination	Utilities:	-
Features:	See Remarks		

Inclusions: none

Are you looking for your first home or thinking about downsizing? This charming bungalow could be just what you're looking for! The home features a spacious primary bedroom with a walk in closet, this comfortable living room with large windows for natural light, and a bright kitchen with ample cabinet space. Just off the kitchen is a convenient laundry/back entry that leads to a large deck—perfect for relaxing or entertaining. Situated on a large, treed, fully fenced lot, this property offers plenty of outdoor space to enjoy. You'll also love the impressive 24' x 26' detached heated garage, providing lots of room for vehicles, storage, or a workshop. Whether you're just starting out, downsizing, or looking for an affordable home with great features, this property is a fantastic opportunity. Call today to book your private showing!