



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

189 2 Street NE
Medicine Hat, Alberta

MLS # A2325050



\$339,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	874 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge x 2, Stove, Microhood, window coverings, central air conditioner, garage door opener with remote, dishwasher, washer, dryer

EXTENSIVELY RENOVATED BUNGALOW IN A BEAUTIFUL RIVERSIDE NEIGHBOURHOOD, WITHIN WALKING DISTANCE OF HISTORIC DOWNTOWN MEDICINE HAT. This 3 bedroom, 2 bathroom home has been thoughtfully updated over the past few years, bringing fresh style and modern comfort to this 1973 build. With three separate entrances, the layout offers excellent flexibility for a variety of living arrangements and added privacy. Numerous upgrades include newer shingles, windows, flooring, appliances, bathroom fixtures, lighting, furnace, air conditioner, exterior finish, garage door, and most interior finishes. A move-in ready opportunity in a sought-after location. Book your showing before it is gone.