



GRASSROOTS
REALTY GROUP

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1077 Braemar Street SE
Medicine Hat, Alberta

MLS # A2326394



\$199,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	720 sq.ft.	Age:	1943 (83 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	City Lot, Lawn, Level, Treed		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl

Roof: Metal

Basement: Partial

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: N/A

Welcome to 1077 Braemar Street SE, a well-maintained 2-bedroom, 1-bathroom home that offers an excellent opportunity for first-time buyers, downsizers, or investors looking to add to their rental portfolio. Situated on a spacious corner lot in a quiet, centrally located neighbourhood, this property is just minutes from parks, walking trails, schools, shopping, and other everyday amenities. The home has been thoughtfully cared for over the years and features a durable metal roof, newer windows and exterior doors, updated HVAC, and a newer hot water tank, providing peace of mind for years to come. Whether you're looking for an affordable place to call home or a solid revenue property, this one is well worth a look.