



GRASSROOTS
REALTY GROUP

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71 Kensington Avenue SW
Medicine Hat, Alberta

MLS # A2328914



\$343,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	896 sq.ft.	Age:	1956 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, BI Dishwasher, Washer/Dryer, Ceiling Fan(s), Garage Door Opener & remote, Window coverings, Shed, Otr microwave, 2 sumps, greenhouse, pantry, bookcase in-living, red desk in basement

This special bungalow invites you in and gives you a warm, sun filled hug the moment you step through the door. Say hello to the perfect, comfortable living spaces with room to grow as needed. The main floor features a lovely entrance, spacious living room with built-in shelving for your book collection, and a large picture window. The updated kitchen with newer appliances is surely the heart of this home. The partially developed basement provides great space to work and play. There is a non conforming 3rd bedroom (egress window needed to conform) and leaves space for a second bathroom if that's what you desire, or an additional bedroom. This home has enjoyed numerous upgrades in recent years, including windows, furnace, shingles, eavestrough, kitchen, appliances, paint, electrical, and plumbing. In between those upgrades, it has been taken care of and loved well. Outside, you'll find a sizeable detached garage, plenty of off-street parking, lovely gardens and lilacs, a shed, and a greenhouse to help you get an early start on the next growing season. This sweet bungalow will tick all of your boxes.