



GRASSROOTS
REALTY GROUP

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162 2 Street NE
Medicine Hat, Alberta

MLS # A2329168



\$284,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	794 sq.ft.	Age:	1943 (83 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

Welcome to this charming and lovingly maintained bungalow in the desirable Riverside neighbourhood. With 794 sq. ft. on the main floor and an additional 681 sq. ft. of developed living space in the basement, this home offers comfort, character, and numerous updates. A spacious side entry provides plenty of room for coats, boots, and everyday storage before leading upstairs to the bright, inviting eat-in kitchen. The home has been exceptionally well cared for and features newer vinyl windows on the main floor, updated laminate flooring in the living room, and an updated main bathroom complete with a tub, surround, and toilet. Major mechanical updates provide peace of mind. These include the furnace, central air conditioner, hot water tank, roof, and a 100-amp electrical panel. The kitchen also features updated fridge and stove appliances, while the washer and dryer have been replaced with newer models. The fully developed basement offers additional living space, including a comfortable bedroom with a large walk-in closet, newer carpet. Additional storage is conveniently located off the family room. Step outside to enjoy the beautifully maintained backyard, featuring a lovely space for gardening, a gas line for your barbecue, under ground sprinklers and a combination of open green space and mostly maintenance-free fencing. The detached garage is mostly insulated and has been updated with a new overhead door and garage door opener. Additional improvements include parking around the foundation and newer concrete at the front and side of the home. This delightful Riverside bungalow is move-in ready and would make an excellent choice for first-time buyers, downsizers, or anyone looking for a home that has been lovingly cared for over the years.

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