



GRASSROOTS
REALTY GROUP

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166A 3 Street NE
Medicine Hat, Alberta

MLS # A2329779



\$238,500

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	793 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Garden, Gazebo, Landscaped, Level, Street Lighting, Underground		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to this adorable and affordable bungalow in the heart of Riverside! Thoughtfully updated and filled with natural light, this charming home offers a bright, open-concept layout with impressive vaulted ceilings that create a wonderfully spacious and airy feel. The functional kitchen features quartz countertops and flows seamlessly into the dining and living areas, making the space perfect for both everyday living and entertaining. With two bedrooms, a 4-piece bathroom, and convenient main-floor laundry, everything you need is thoughtfully arranged on one easy-to-maintain level. Outside, this property truly shines. The giant, park-like backyard is fully fenced and landscaped, offering an incredible amount of space to relax, entertain, garden, or simply enjoy the outdoors. A patio and pergola create the perfect spot for summer evenings with family and friends, while the expansive lot offers plenty of possibilities for the future. Whether you're a first-time home buyer, looking to downsize, or searching for a great investment property, this move-in-ready Riverside gem offers charm, functionality, and an exceptional yard that's hard to find at this price point. Don't miss your chance to make it yours!