



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

260 2 Street SE
Medicine Hat, Alberta

MLS # A2330155



\$259,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1932 (94 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Faces Rear, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		

Inclusions: Fridge, Stove, Dishwasher, washer and dryer, central air, shed, garage and storage building

Step into the warmth and character of this charming 3 bedroom, 2 bath home on the South East Hill. Featuring timeless architectural detail, inviting living spaces and plenty of natural light along with hardwood floors on the upper level. The kitchen offers ample storage and cupboards and the spacious living room has an electric fireplace along side a dining area looking out to the rear of the home. Both bedrooms are a good size and there is a 4 piece bath. The lower level contains a family room and bedroom, 3 pc bathroom the laundry and plenty of storage areas. Outside, enjoy a mature tiered yard with established trees, space for a garden and room to relax. There is a rear facing detached single garage with manual door, another storage building and a storage shed. Whether you're a first time buyer, downsizing, or looking for an investment property, this home offers character and endless potential to make it your own. Close to shopping, schools and recreation facilities are a plus. Text or call today for your showing on this lovely home. Please note this listing contains some virtually staged photos.