



GRASSROOTS
REALTY GROUP

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117 12 Street SE
Medicine Hat, Alberta

MLS # A2332079



\$398,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,241 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Central AC, Window Coverings, Shed, Washer & Dryer

Income Opportunity in a Prime Location, close to parks and schools! This bright and inviting raised bungalow is a fantastic income property, offering 4 bedrooms total with a spacious, certified 2-bedroom suite that's perfect for first-time buyers or investors ready to start generating rental income. The main floor welcomes you with a lovely front entrance featuring a charming window seat and plenty of room to drop your things without opening straight into the living space. The bright, open layout comfortably fits large furniture and is a great place to entertain family and friends. The home has seen numerous upgrades over the years, including but not exclusive to paint, kitchen updates, some windows, shingles & flooring. Between the two suites, you'll find an excellent shared landing and flex space, a generous shared laundry room, and no shortage of storage. The basement suite is one of the best around, featuring two great bedrooms and an open living area with high ceilings and big windows, thanks to the raised design that brings in natural light you don't usually get in a basement. Outside, enjoy a south-facing, fenced yard, a single detached garage, a shed, and ample off-street parking. The suite is currently vacant, making this the perfect time to take possession and start renting right away. This is a fantastic opportunity to get into a super special home!