



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

549 2 Street NW
Medicine Hat, Alberta

MLS # A2337390



\$319,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Other, Stucco

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Shed

Now vacant and ready for possession, this well-appointed bungalow is tucked into one of the most sought-after pockets of the city, delivering on everything that matters most: space, layout, and location. Just steps from parks, walking paths, and the stunning South Saskatchewan River, this is the kind of address people wait for. Inside, the main floor greets you with an open, light-filled living area thanks to large front windows. The kitchen offers generous counter and cupboard space, with plenty of room to cook and stay organized. Three bedrooms and a full 4-piece bathroom complete the main level. Downstairs, there's even more to love: a spacious rec room that easily flexes into a lounge, gym, playroom, or hobby space, plus a fourth bedroom, a 3-piece bathroom, and a large laundry area with ample storage. Outside is where this property really shines. The backyard is a private retreat, framed by mature trees that offer rare seclusion, and the oversized single-car garage (12x24) rounds out the package — perfect for summer get-togethers, letting the kids run loose, or a quiet evening outdoors. Whether you're a family planting roots in a great neighbourhood or an investor adding a solid property to your portfolio, this one checks every box. Come see it for yourself — and move in whenever you're ready! **Some photos are virtually staged**