



GRASSROOTS
REALTY GROUP

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251 12 Street SE
Medicine Hat, Alberta

MLS # A2346503



\$310,000

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	711 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Oversized, Single Garage Detached, Workshop in Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Boiler
Floors:	Hardwood, Other
Roof:	Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Ceiling fan, Garage door opener (no remote), Bird bath fountain, mirrors, underground sprinklers front & back, shed, window/wall a/c in house, window/wall a/c in garage, washer, dryer, window coverings, ALL SOLD AS IS

Welcome to this cute bungalow, located at 251 12 ST SE, located in a convenient SE Hill location, close to beautiful Central Park, schools and many amenities. This 3-bedroom, 2-bathroom home offers plenty of space and versatility. The main floor features a bright living room with hardwood flooring, a dining area with chandelier, oak kitchen cabinetry, fridge, stove, and dishwasher. The main bathroom features a tub, newer shower plumbing, faucet and tiled surround. One bedroom completes the main level. The fully developed basement offers additional living space with a second 4-piece bathroom, laundry area with washer and dryer, summer kitchen with freezer, storage/office space and two additional bedrooms that do not meet current egress requirements. Outside, enjoy a fully fenced yard with underground sprinklers front and back, a covered patio, storage shed and convenient rear parking with a concrete pad. The heated single detached garage is an added bonus and features a huge heated and cooled studio space with window/wall a/c, storage room and garage door opener. Additional features include rear shingles replaced in 2022 and a 100 AMP service electrical service. With a great location, this property offers plenty of space and opportunity for its next owner.