



GRASSROOTS
REALTY GROUP

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1178 Queen Street SE
Medicine Hat, Alberta

MLS # A2347176



\$324,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	790 sq.ft.	Age:	1943 (83 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, C		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn		

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

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central AC, Wooden Shed, Garage Door Opener, Window Coverings, Above Ground Pool, Pool Fencing, Pool Vac, Security Camera system with monitors (no contract)

Perfect starter home, downsizer, or revenue property with great yard space and detached double heated garage!! This great bungalow is located on a lovely tree lined street and has so much to offer. The front yard "orchard" leads to the sweet front porch which makes the perfect tropical plant zone in the warm months, from here you step into the living room with large windows and is open to the kitchen with plenty of cabinetry and full appliance package. Also on the main are two bedrooms, a full four piece bathroom, and a great laundry/mudroom with space for storage and access to the large backyard. As you head down the stairs to the basement see if you can find the fun secret room (perfect for storage, crafting, or play room)! The newly renovated basement is home to a good sized family room (currently being used as a bedroom) with wet bar, the third bedroom (with egress window), and a two piece bathroom that is plumbed to add a shower. Situated on a large corner lot, this property has loads of yard space for play, entertaining and gardening! The detached 26' x 24' heated garaged has ample room for vehicles and work space, and there are two driveways here so you've got room for ALL the vehicles and toys! Some noteworthy updates in recent years include paint, flooring, some windows & doors, shingles, siding, garage doors & openers, and garage radiant heat. Close to parks, walking paths, schools, and shopping, this is a wonderful & affordable property!