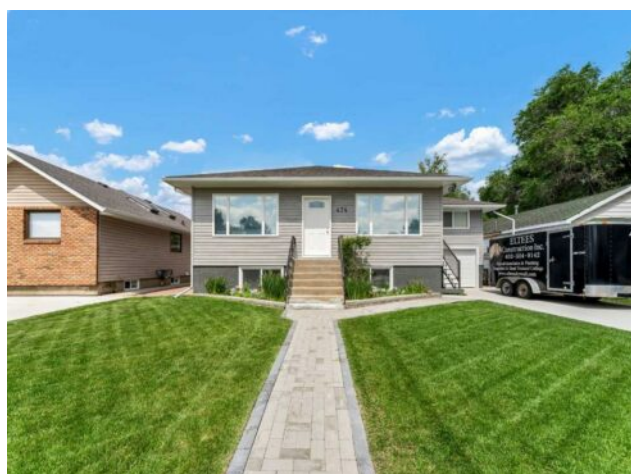


474 10 Street SE  
Medicine Hat, Alberta

MLS # A2238132



## \$439,900

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Vinyl Windows		

**Inclusions:** fridge (2), stove (2), dishwasher, central a/c, garage heater, garage door opener w/control, window coverings/blinds

Take a look at this 1310 Sq Ft bungalow with non-conforming basement suite within walking distance to schools, shopping, parks, and more! Located on the SE Hill, this beautifully upgraded home offers a terrific layout both up and down with comfortable living space, an attached single-car heated garage (new concrete driveway), and a 20 x 24 heated, detached double garage (built in 2021). The home was completely renovated in 2017-18 with modern finishes, new windows, 2 furnaces, flooring, spray foam insulation on all exterior walls (up and down), and the list goes on. The main floor is host to 3 bedrooms and 1 bathroom, while the basement is host to 1 bedroom (incredible walk-in closet), 1 bathroom, and a full kitchen with common area laundry. Perfectly set up for income or extended family living, you will not be disappointed. The yard is fully fenced, and there are all kinds of parking options. Average monthly utilities are approximately \$370. Contact your local neighbourhood REALTOR&reg; today!