

302 Prospect Drive SW
Medicine Hat, Alberta

MLS # A2239954



\$747,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,640 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork		

Inclusions: all appliances "as is" fridge (2), gas stove, electric stove, dishwasher, central air, underground sprinklers in front only, washer, dryer

Charming and beautifully updated 1952 BUNGALOW WITH 9' CEILINGS UP AND DOWN, located in a sought-after area! This 2+2 BEDROOM, 2-BATH home blends character with modern comfort. The bright main floor features HARDWOOD FLOORS, abundant natural light, and a stylish NEWER KITCHEN with a MOVABLE ISLAND and 36" BLUE FLAME GAS STOVE. Downstairs you'll find a COZY KITCHENETTE—perfect for guests or extended family. One bathroom includes a LUXURIOUS HEATED FLOOR. Enjoy the PRIVATE PARK-LIKE BACKYARD, SINGLE GARAGE, and UNBEATABLE ACCESS to the hospital, downtown, and highway. MOVE-IN READY -JUST UNPACK AND ENJOY!