

304 Fleet Street SW  
Medicine Hat, Alberta

MLS # A2245266

**\$229,900**



|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | SW Hill                                             |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                      |               |                   |
| <b>Style:</b>    | Bungalow                                            |               |                   |
| <b>Size:</b>     | 1,363 sq.ft.                                        | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Off Street, Parking Pad                   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Rectangular Lot, See Remarks |               |                   |

|                    |                                                                                 |                   |      |
|--------------------|---------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Forced Air, Natural Gas                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | None                                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | See Remarks                                                                     | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | See Remarks                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Vinyl Windows |                   |      |

**Inclusions:** custom blinds, 2 sheds, raised garden beds, second fridge

Very Nice home in Tower Estates. Numerous renos, very neat and clean. 1363 sqft 3 bd 2 full bath. Full laundry. Both front and rear storage / porches . Large master bedroom with full ensuite!. Beautiful kitchen layout with breakfast bar seating. Large living room and dining areas for time with family or just relaxation. Yard includes 2 sheds, raised garden beds and fully fenced for your pets. new siding with 1.5" insulation beneath, new windows / doors throughout, new quiet unit central air. Land included, no lot fees. RENOVATIONS: Shingles (1/2 roof completed) Apr 7/21 Windows and doors May 31/19 Siding with 1 1/2 inch insulation May 31/19 Deck and concrete pad July 2/20 Central air July 21/23 Custom blinds Nov 6/19 Call today to view!!