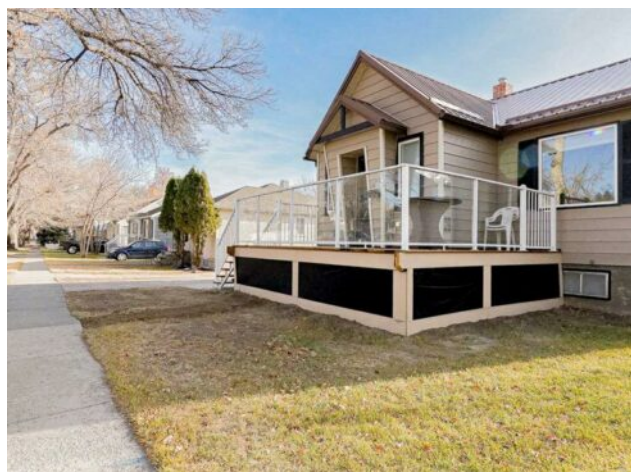


63 3 Street NW
Medicine Hat, Alberta

MLS # A2270323



\$298,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	746 sq.ft.	Age:	1947 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Portable Shed in back yard

Welcome to this beautifully reimagined bungalow in the heart of Riverside, offering a seamless blend of modern comfort and classic charm. Set on a spacious lot with plenty of room to add a future garage, this home has been thoughtfully updated inside and out to provide peace of mind and stylish living. Step through the charming front porch into an inviting open layout featuring a bright kitchen with a large sit up island, full appliance package, and an easy flow into the living area. The main floor offers two comfortable bedrooms and a refreshed 4 piece bathroom. The fully developed lower level adds impressive living space, with two additional bedrooms, a 3-piece bath featuring a tiled shower, a laundry area with washer and dryer, and a cozy family room for relaxing or entertaining. Extensive updates include a metal roof, all new windows on the main floor, updated insulation throughout (including blown-in attic insulation), new electrical and plumbing systems, upgraded 100 amp service, new furnace, A/C, and hot water tank. The yard has been professionally graded for proper drainage and is fully fenced with plenty of outdoor space to enjoy. Perfect for first time buyers, investors, or anyone who appreciates a move-in ready home with modern updates in a mature, central location. Please note: some photos have been digitally staged to help showcase the home's layout and potential.