

**86 Milne Place SE  
Medicine Hat, Alberta**

**MLS # A2277397**



**\$389,900**

<b>Division:</b>	Connaught		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Storage		

**Inclusions:** Fridge, stove, dishwasher built-in, hood fan, stove in basement, fridge in basement, central vacuum cannister - as is where is, garage door opener, pergola, storage shed, window coverings/blinds, washer & dryer, central air conditioner

Welcome to 86 Milne Place SE, a well-maintained bungalow tucked away in a quiet cul-de-sac on a desirable pie-shaped lot, within walking distance to the college, golf course, parks, walking trails, and nearby amenities. This inviting 3-bedroom bungalow offers a functional and comfortable layout. The main floor features two bedrooms, 1.5 bathrooms, and a spacious living room highlighted by a wood-burning fireplace with brick surround, creating a warm and welcoming atmosphere. The kitchen is equipped with a stainless steel appliance package and offers ample cabinetry and counter space. The fully developed lower level adds excellent versatility with two large family rooms, a third bedroom, a full bathroom, and a summer kitchen (not permitted)&mdash;making it an ideal setup for a student, extended family, or guests&mdash;along with generous storage space. Additional highlights include a single attached garage that is insulated and drywalled, and a huge, fully fenced, landscaped yard. A fantastic opportunity in a sought-after location offering space, functionality, and flexibility.