

**198 1 Street NE  
Medicine Hat, Alberta**

**MLS # A2279465**



# \$264,900

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	686 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Wedge Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Construction materials and extra bathroom vanity in basement, Pergola, window coverings

Welcome to this lovely updated Riverside bungalow! From the moment you arrive, you'll love the inviting curb appeal and charm, paired with thoughtful improvements throughout. Soak up the sun in the bright south facing living room as soon as you walk in. Off the living room is a 2 piece bathroom and primary bedroom with 3 piece ensuite. The eat-in kitchen includes granite counter tops and ample storage space. A second bedroom off the kitchen completes the main floor. The basement is almost completely developed and only needs some final finishing touches! Down here you'll find a laundry area, full bathroom, family room and 2 flex spaces that have the potential for 2 more bedrooms! The backyard includes a charming pergola situated on a patio area finished with composite deck boards. Whether you're a first-time buyer, downsizing, or looking for a great investment, this bungalow delivers charm, comfort, and convenience in one. Don't miss your chance to own this updated classic—schedule your showing today!