

1260 4 Avenue SE  
Medicine Hat, Alberta

MLS # A2280911



**\$204,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Storage, Vinyl Windows		

**Inclusions:** N/A

This adorable 882 sq. ft. bungalow is perfectly situated in the desirable SE Hill and offers an ideal blend of character and thoughtful updates—making it a fantastic starter home. The main floor features beautiful trim and mouldings, newer laminate flooring, and an updated kitchen complete with a full appliance package. Two good-sized bedrooms, a 4-piece bathroom, and a spacious living room that opens into the dining area create a warm, functional layout filled with natural light. Recent improvements include newer shingles and all vinyl windows for added peace of mind. The lower level offers a cozy den, laundry area, ample storage, or a blank slate for future development. Outside, enjoy charming curb appeal with an inviting front porch, durable vinyl siding, and a single detached garage. Located close to parks, schools, walking paths, and playgrounds, this SE Hill gem is one you won't want to miss.