

1260 4 Avenue SE
Medicine Hat, Alberta

MLS # A2280911



\$204,900

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

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	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.