

136 3 Avenue SE
Medicine Hat, Alberta

MLS # A2281453



\$324,500

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1941 (85 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garden trunk, shed, specified yard equipment in shed		

Pristine and thoughtfully updated, this charming 816 sq. ft. bungalow is ideally located on the sought-after SE Hill, just steps from the library, Esplanade, schools, and scenic walking paths. Completely move-in ready, it's an excellent option for first-time buyers or those looking to downsize without sacrificing character. The home offers fantastic curb appeal with a large driveway, shed for yard storage, low-maintenance landscaping, and a welcoming patio area. Inside, a tiled entryway with eye-catching coat hook details leads into a bright living room featuring gorgeous original hardwood flooring and a cozy electric fireplace. The kitchen is refreshed with a brand-new appliance package, while the main floor also includes two generous bedrooms with ample closet space and a stylish 3-piece bathroom. Throughout the home, unique details such as glass doors, distinctive hardware, and industrial pipe accents create a perfect blend of charm and modern updates. New windows have been installed throughout the entire home. The fully developed basement offers a spacious bedroom (window may not meet current egress standards), family room, additional 3-piece bathroom, large laundry room, and a roomy utility area with a high-efficiency furnace installed in 2010. A beautifully maintained home where character meets comfort.