

**136 3 Avenue SE  
Medicine Hat, Alberta**

**MLS # A2281453**



# \$324,500

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.