



353 12 Street SW
Medicine Hat, Alberta

MLS # A2285157



\$298,900

Division: SW Hill

Type: Residential/House

Style: Bungalow

Size: 823 sq.ft. **Age:** 1955 (71 yrs old)

Beds: 4 **Baths:** 2

Garage: Concrete Driveway, Off Street, Other

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Back Yard

Heating: Forced Air

Water: -

Floors: Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding

Zoning: R-LD

Foundation: Poured Concrete

Utilities: -

Features: See Remarks, Vinyl Windows

Inclusions: Fridge, Stove, Washer, Dryer, Central AC

Affordable living on the SW Hill! This 4 bedroom, 2 full bathroom bungalow offers incredible value in a mature, established neighbourhood. Step inside to the open concept main floor featuring updated vinyl plank flooring throughout. The kitchen features newer stainless steel appliances and is open to the living and dining areas. Two comfortable bedrooms and a full four piece bathroom complete the main level. Downstairs, you'll find even more space with two additional bedrooms (both with updated egress window), a second full four piece bathroom, plus a laundry area and storage space. Major updates over recent years include all windows and the front door, siding, interior paint, baseboards and trim - giving this home a fresh, move-in ready feel inside and out. Outside, enjoy a convenient front driveway and large backyard with room to build a future garage or additional parking space. Great curb appeal and an affordable price point, this great SW Hill Bungalow is one you won't want to miss!