

332 Allowance Avenue SE
Medicine Hat, Alberta

MLS # A2213554



\$265,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	933 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Fridge x 2, Stove x 2, dishwasher, washer, dryer

Welcome to 332 Allowance Avenue SE, a fantastic opportunity in the heart of Medicine Hat! This charming home offers a total of 4 bedrooms and 2 bathrooms, with a bright and inviting 2-bedroom, 1-bathroom main level that's perfect for first-time buyers. Below, you'll find a fully legal 2-bedroom, 1-bathroom suite—ideal for generating rental income or accommodating extended family. Investors will appreciate the excellent cash flow potential, while homeowners will love the flexibility of a mortgage helper. The property features a single attached garage and sits on a spacious pie-shaped lot, providing ample room for outdoor enjoyment or future development. Located in a well-established, family-friendly neighborhood, this home is close to schools, parks, and all the amenities Medicine Hat has to offer. Don't miss your chance to own a versatile property with incredible value!