

**574 1 Street NW  
Medicine Hat, Alberta**

**MLS # A2221052**



**\$399,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Views		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Brick bungalow/garage with view of South Saskatchewan River where thousands of geese winter. Front veranda. Living room with large windows/high ceiling and Lennox 2 ton Ductless split air conditioning. Formal dining room. Kitchen with fridge and stove. 4 pcs. main bathroom, 2 bedroom, primary bedroom with 2 pcs. ensuite, Basement with family room (need carpet and little drywall job are reflected in price), 2 bedroom (windows are not egress). Boiler heating system, newly replaced in Sept 2023, they are 2 new Grundfos pump, new expansion tank, new wiring pump to boiler. New hot water tank in December 2024. New washer in January 2025. Very large back yard, fenced, underground sprinklers, room to build extra garage. City hall Utilities, gas, electricity, water, sewer, garbage average \$330 a month. Beautiful location with river trails steps away from the front of the house. Minutes drive to city hall/downtown, Big Marble Go Center, Co-op Place and highway. Pictures are from before tenant moved in.