

89 Aberdeen Street SE
Medicine Hat, Alberta

MLS # A2222156



\$250,000

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	854 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island		

Inclusions: Fridge, 2x Stove, Microwave, Hood Fan, Washer, Dryer, Central Vac w/ Attachments, Window Coverings, Freezer, Armoire

Nestled on one of the most beloved streets in the SE Hill, this cute corner-lot bungalow offers great curb appeal with towering trees out front and character within. Step inside to find lovely hardwood floors and arched doorways that enhance the home's warmth and personality. The main floor features two cozy bedrooms, a nicely updated full bathroom with a walk-in accessible tub, and a functional kitchen with ample counter space. Downstairs, the developed basement adds versatility with an additional bedroom, bathroom, and a summer kitchen—perfect for guests, extended family, or extra convenience. The spacious backyard is full of potential, with a concrete patio already in place and plenty of room to design a fresh outdoor retreat. A single detached garage rounds out the property, offering extra storage or parking options. Enjoy the central location, just minutes from downtown's best restaurants, shops, and amenities. Whether you're a first-time buyer, downsizing, or investing, this charming home on iconic Aberdeen Street offers incredible potential and excellent value in today's market.