

**1222 25 Street SE
Medicine Hat, Alberta**

MLS # A2244727



\$321,786

Division:	Connaught		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Driveway, Garage Door Opener, Garage Faces Front, Single Garag		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, curtain rods, central a/c, garage door opener (no remote) couch in basement, table and chairs and bench in basement

Welcome to this solid 3-bedroom, 3-bathroom brick bungalow located in the desirable Connaught neighborhood, just steps from the golf course and all amenities. Situated in an excellent court location with great curb appeal, this home offers both a carport and single garage, along with a fully landscaped and fenced yard. Inside, you'll find a functional layout with the convenience of main floor laundry (currently in a converted bedroom, but easily relocated to the basement if desired). The lower level boasts a spacious family room and a three-piece bath, with lots of additional storage. Recent updates include triple pain windows on the main floor (2022), HWT (2019), and a newer fridge (2023). Full of potential and ready for your personal touches, this property is ideal for first-time buyers or as a revenue opportunity—don't miss your chance to make it yours!