

1270 Elm Street SE  
Medicine Hat, Alberta

MLS # A2248707



**\$189,000**

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	803 sq.ft.	Age:	1935 (90 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn, Street Lighting, Treed		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** Shed

Charming 2-Bedroom, 1-Bathroom Bungalow &ndash; Ideal for First-Time Homebuyers & Investors This cozy bungalow offers great potential for first-time homebuyers and investors alike. Featuring 2 spacious bedrooms and 1 full bathroom, this home provides a functional layout with two generous family rooms, perfect for entertaining guests or relaxing with loved ones. The kitchen and eating area offer ample space for meal preparation and family dining. A bonus room downstairs provides flexible options&mdash;ideal as a home office, playroom, or additional living space. The large, fully fenced yard is perfect for kids, pets, and outdoor activities, while the garden area offers a wonderful opportunity for gardening enthusiasts. This property is being sold as-is, where-is. Don&rsquo;t miss your chance to make this home your own!