

**444 2 Street NW  
Medicine Hat, Alberta**

**MLS # A2203777**



**\$199,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	666 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows, Wood Windows		

**Inclusions:** fridge in garage, freezer in garage, gazebo

Welcome to this inviting 3-bedroom, 2-bathroom bungalow located in the heart of Riverside. Offering a smart layout and plenty of natural light, this home is perfect for first-time buyers or anyone looking for an affordable move-in-ready property in a mature neighborhood. The main floor features a bright living space, filled with natural light from three windows, creating a warm and welcoming atmosphere. You'll find one bedroom on the main level, along with a full 4-piece bathroom and a functional kitchen area, making everyday living simple and convenient. The fully developed basement adds two additional bedrooms, and a second bathroom, perfect for family, guests, or a home office setup. Outside, enjoy a good-sized backyard complete with a gazebo, perfect for relaxing or entertaining through the warmer months. The property also features a detached double garage, providing plenty of room for parking, storage, or even a workshop. Located in a quiet and established area close to parks, and all the downtown amenities, this Riverside gem is ready to welcome its next owners! Don't miss your chance—book your private showing today!