

1202 Bridge Street SE  
Medicine Hat, Alberta

MLS # A2203977



\$149,900

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | River Flats   |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | Bungalow  |        |                   |
| Size:     | 638 sq.ft.  | Age:   | 1944 (81 yrs old) |
| Beds:     | 2   | Baths: | 1                 |
| Garage:   | Off Street  |        |                   |
| Lot Size: | 0.14 Acre   |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Landscaped, Level, S |        |                   |

|             |                         |            |      |
|-------------|-------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas | Water:     | -    |
| Floors:     | Laminate, Wood          | Sewer:     | -    |
| Roof:       | Asphalt Shingle         | Condo Fee: | -    |
| Basement:   | Full, Unfinished        | LLD:       | -    |
| Exterior:   | Mixed                   | Zoning:    | R-MD |
| Foundation: | Poured Concrete         | Utilities: | -    |
| Features:   | See Remarks             |            |      |

Inclusions: shed

Affordable Cute Bungalow in the River Flats on a 50x125' corner lot! Attention first time buyers or investors! This cozy 2 bedroom home is ready for new owners. With a huge lot, mostly maintenance free stucco exterior, and a high efficiency furnace installed in 2013 this home should be easy to maintain for years, and at a very affordable price! Tenants willing to stay if you are looking for a turn-key rental house this is a great option! Square footage does Not include rear porch as its not heated, or house would actually be near 700sq ft. Book your viewing before its gone!