

**2181 24 Street SE  
Medicine Hat, Alberta**

**MLS # A2210611**



**\$260,000**

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this cozy, maintained bungalow centrally located on the South end of our city &mdash; close to schools, shopping, and convenient bus routes. This inviting home offers 3 comfortable bedrooms and 2 bathrooms, making it perfect for families, first-time buyers, revenue purchasers or those looking to downsize without compromising on location. The home has a functional layout featuring warm living space, a practical kitchen, and updates throughout the years that add to the home's charm and comfort. Outside, you'll find a front concrete drive with ample parking space, including dedicated access for RV parking and a single detached garage&mdash;ideal for extra storage or workshop potential. Whether you're relaxing in the cozy interior or enjoying the convenience of everything this central neighborhood has to offer, this property is a wonderful place to call home.