

813 8 Street SE
Medicine Hat, Alberta

MLS # A2263838

\$214,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	747 sq.ft.	Age:	1944 (81 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Concrete, Wood	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: FRIDGE, STOVE, B/I DISHWASHER, WASHER & DRYER, COUNTER/CREDENZA IN DINING ROOM, WINDOW COVERINGS, WINDOW A/C UNITS (X2), GARAGE CABINETS/SHELVING/WORK BENCHES, GARAGE DOOR OPENER & REMOTES (2), DEEP FREEZER, CORNER HUTCH IN KITCHEN, WARDROBES (in basement bedrooms)

Fantastic revenue or starter home with two garages! Centrally located and within walking distance to many great amenities, this home offers excellent value and versatility. The main floor features two bedrooms, beautiful hardwood flooring, a spacious living room, and a functional kitchen and dining area with ample cabinetry and a full appliance package. The basement includes two additional spacious bedrooms, a laundry area, plenty of storage, and a generous family or recreation space. Outside, you'll find a fully fenced and landscaped yard with a lovely garden, mature trees and shrubs, plus not one—but two garages: a newer 24' x 26' detached garage and a 12' x 19' garage/workshop. Connect with an agent today to book your private viewing!