

149 4 Street SW
Medicine Hat, Alberta

MLS # A2136322



\$329,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1950 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s)		

Inclusions: Fridge, Stove, Washer, Dryer

ATTENTION First time home buyers or revenue seekers. This ideally located 1044 sq. ft. bungalow has seen some major renovations(in excess of \$100K) in the past 4 years. Great for the growing family or as a first home. Basement has been converted to a nonconforming suite and is currently rented for \$1000 per month. Tenant is willing to stay. Located close to shopping, schools and recreation facilities. Home has an attached single garage (11'8" x 21'9") with a mezzanine above for extra storage. If gardening is your preference, there is ample garden space in the fenced backyard with a greenhouse/shed for a person with a green thumb. Call today for your viewing.