

515 12 Street SW
Medicine Hat, Alberta

MLS # A2164696



\$314,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Boasting over 1200 sq ft above grade and a fully renovated exterior, including Hardie board siding, new roof, partial fencing and garage door/opener, this quaint raised bungalow is move in ready. Backing onto the Ajax coulee, the backyard is very private and is conveniently located near the #1 highway, southwest industrial and nearby schools and playgrounds. Inside has been fully updated and offers 3 bedrooms and 2 full bathrooms. The main floor is host to the eat in kitchen, cozy living room, 2 nicely sized bedrooms and 4pc bath. The loft is an ideal space for an office, kid's playroom or art area and the single attached garage has direct access from the house and next to an exterior door. Downstairs offers another bedroom, huge laundry/storage space, 3pc bathroom and family room. There is also walk out access to the backyard and patio area. Don't miss out!