



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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1270 Elm Street SE  
Medicine Hat, Alberta

MLS # A2248707



\$189,000

|             |                         |            |      |
|-------------|-------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas | Water:     | -    |
| Floors:     | Laminate, Linoleum      | Sewer:     | -    |
| Roof:       | Asphalt Shingle         | Condo Fee: | -    |
| Basement:   | Finished, Full          | LLD:       | -    |
| Exterior:   | Mixed                   | Zoning:    | R-LD |
| Foundation: | Poured Concrete         | Utilities: | -    |
| Features:   | Storage                 |            |      |
| Inclusions: | Shed                    |            |      |

Charming 2-Bedroom, 1-Bathroom Bungalow &ndash; Ideal for First-Time Homebuyers & Investors This cozy bungalow offers great potential for first-time homebuyers and investors alike. Featuring 2 spacious bedrooms and 1 full bathroom, this home provides a functional layout with two generous family rooms, perfect for entertaining guests or relaxing with loved ones. The kitchen and eating area offer ample space for meal preparation and family dining. A bonus room downstairs provides flexible options&mdash;ideal as a home office, playroom, or additional living space. The large, fully fenced yard is perfect for kids, pets, and outdoor activities, while the garden area offers a wonderful opportunity for gardening enthusiasts. This property is being sold as-is, where-is. Don&rsquo;t miss your chance to make this home your own!