

**374 10 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2291016**



**\$299,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** N/A

Welcome to this cozy Bungalow situated on a Spacious 75 X 130 Lot offering an exceptionally large Fully Fenced yard perfect for families , pets, gardening ,or future expansion. The house has had extensive updates since 2021 including , but not limited to,a new furnace, new air conditioning ,new kitchen cabinets , updated electrical,updated plumbing , fresh backyard sod,and new maintenance free fencing.Properties with this much outdoor space are increasingly hard to find! The home is on a quiet street in SE hill,next to a church and less than a block to lovely Central Park with its play area and frisbee golf, making it ideally situated for a family or those who enjoy the outdoors. Inside the home features a functional and inviting layout with two good sized bedrooms, one full bathroom, a large and bright living room,a dedicated Dining area,and a functional kitchen,ideal for everyday living or entertaining . Large windows allow natural light to full the main living spaces,creating a warm and welcoming atmosphere.The partially finished basement offers incredible potential for future development. It already includes a completed basement bathroom and laundry area. Whether you envision additional bedrooms (two rooms already framed ) a recreation room, or a home office, this space is ready for your ideas. A door dividing the two levels lends itself to a potential suite options.Outside , you'll appreciate the Single detached garage and the expansive fenced yard , providing plenty of room for the kids to play,pets to roan,or even additional landscaping , gardens or outdoor entertaining spaces.The size and location of this property make it prefect for a builder / developers to build a much large home or , potentially ,a multi family unit development.