

374 10 Street SE
 Medicine Hat, Alberta

MLS # A2337409

\$299,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: H/A

Welcome to this cozy Bungalow situated on a Spacious triple 75 X 130 Lot offering an exceptionally large fully fenced yard perfect for families pets, gardening, or future expansions. The house has had extensive updates since 2021 including, but not limited to, a new furnace, new air conditioning, updated kitchen, updated electrical, updated bathroom, new carpet, 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 fill the main living spaces, creating a warm, bright, 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 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 roam, or even additional landscaping, gardens or outdoor entertaining spaces. The size and location of this property make it perfect for a builder / developers to build a much large home or, potentially, a multi family unit development.