

# \$149,900 - 1202 Bridge Street Se, Medicine Hat

MLS® #A2203977

**\$149,900**

2 Bedroom, 1.00 Bathroom, 638 sqft

Residential on 0.14 Acres

River Flats, Medicine Hat, Alberta

Affordable Cute Bungalow in the River Flats on a 50x125' corner lot! Attention first time buyers or investors! This cozy 2 bedroom home is ready for new owners. With a huge lot, mostly maintenance free stucco exterior, and a high efficiency furnace installed in 2013 this home should be easy to maintain for years, and at a very affordable price!

Tenants willing to stay if you are looking for a turn-key rental house this is a great option! Square footage does Not include rear porch as its not heated, or house would actually be near 700sq ft. Book your viewing before its gone!

Built in 1944

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203977    |
| Price          | \$149,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 638         |
| Acres          | 0.14        |
| Year Built     | 1944        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 1202 Bridge Street Se |
| Subdivision | River Flats           |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1A 1E4               |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | Electric Stove, Refrigerator, Freezer |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Full, Unfinished                      |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                                       |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Landscaped, Level, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Mixed                                                                                         |
| Foundation        | Poured Concrete                                                                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 47               |
| Zoning         | R-MD             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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