

# \$139,900 - 949 Braemar Street Se, Medicine Hat

MLS® #A2171418

**\$139,900**

1 Bedroom, 1.00 Bathroom, 818 sqft

Residential on 0.17 Acres

River Flats, Medicine Hat, Alberta

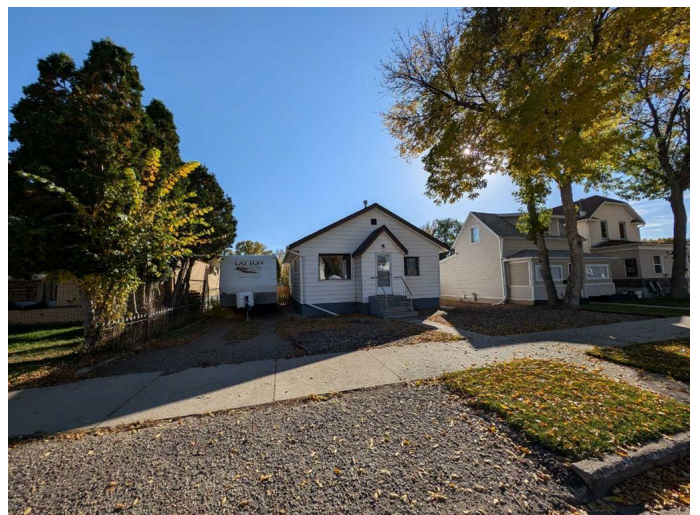
Charming Bungalow on a Spacious Lot - Ideal Investment Opportunity! Welcome to 949 Braemar Street SE, a budget-friendly home perfect for investors or first-time buyers! Situated on a generous 50x150 lot, this 818 sq. ft. bungalow offers 1 bedroom, 1 bathroom, and a 12x20 single detached garage. The bright and open layout features a spacious living room flowing into the kitchen, creating a welcoming and naturally lit space. A 1984 addition provides extra space, currently used as a laundry room, with potential for conversion into other functional uses. The unfinished basement offers ample storage. Outside, enjoy the large yard with mature trees, underground sprinklers, a covered patio, and a garden shed for extra storage. Recent updates include a brand new roof (house, shed, and garage - September 2024, with invoice and warranty), a new back door with screen, and a stainless steel fridge added in 2023. The home is currently occupied by a long-term tenant, paying \$1,100/month plus utilities, who is on a month-to-month lease but is interested in signing a new one-year lease. Don't miss out on this fantastic opportunity! Listing REALTOR® has a vested interest in the property.

Built in 1945

## Essential Information

MLS® #

A2171418



|                |             |
|----------------|-------------|
| Price          | \$139,900   |
| Sold Price     | \$134,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 818         |
| Acres          | 0.17        |
| Year Built     | 1945        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 949 Braemar Street Se |
| Subdivision | River Flats           |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1A 0V7               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Detached |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | See Remarks, Unfinished                          |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other                                             |
| Lot Description   | Landscaped                                        |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Block, Brick/Mortar, Combination, Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 8th, 2024  |
| Date Sold      | October 18th, 2024 |
| Days on Market | 10                 |
| Zoning         | R-LD               |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.