

2766 Dunmore Road SE  
Medicine Hat, Alberta

MLS # A2207619



**\$315,000**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Crestwood-Norwood             |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | Bungalow                      |               |                   |
| <b>Size:</b>     | 1,152 sq.ft.                  | <b>Age:</b>   | 1961 (64 yrs old) |
| <b>Beds:</b>     | 3                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached        |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Private |               |                   |

|                    |                             |                   |      |
|--------------------|-----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Vinyl Siding        | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), See Remarks |                   |      |

**Inclusions:** Window Coverings, Attached Master Bedroom furniture

Discover this charming 1152 sqft bungalow, perfectly situated in a convenient central location, ideal for those seeking affordability without compromising on quality. This solidly built home offers a spacious main floor, enhanced by a thoughtfully designed master bedroom addition that provides extra comfort and privacy. The main floor also features a second bedroom, a well-appointed 4-piece bathroom, and generous living spaces, including a spacious living room, an inviting kitchen, and a large dining room perfect for family gatherings. Venture to the lower level, where you'll find a massive family and recreation room, offering endless possibilities for entertainment and relaxation. This level also includes a third bedroom and another 4-piece bathroom, making it an ideal space for guests or family members. Additionally, the large laundry room provides ample space for crafts or hobbies, allowing you to customize the area to suit your needs. Step outside to the private, fenced backyard, which features a recently redone deck—perfect for summer barbecues or enjoying your morning coffee in peace. A large single detached garage adds extra convenience and storage options, making this home an excellent choice for those looking to personalize their living space. This bungalow presents a fantastic opportunity to invest in a solid home that you can truly make your own. Don't miss out on the chance to turn this delightful property into your dream home!