



**GRASSROOTS**  
REALTY GROUP

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**1 & 2, 943 Ross Street SE  
Medicine Hat, Alberta**

**MLS # A2225787**



**\$499,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Front/Back		
<b>Size:</b>	1,602 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dishwasher x 2 , Washer x 2, Dryer x 2, Electric Oven x 2, Refrigerator x 2, Window Coverings x 2, Central Air Conditioner x 2

Fantastic Investment Opportunity! This full duplex has been well maintained and offers two separate units with a front to back split. Each unit offers 3 bedrooms and 2 full bathrooms. The main floors of the units feature vaulted ceilings and are filled with natural light from the large windows, making the spaces feel large and bright. The large living rooms each have their own private deck and flow into the good-sized kitchens and eating areas. A 4-piece bathroom finishes off this level. Downstairs features 9' ceilings, 3 bedrooms, 4-piece bathroom and laundry. You will love the low maintenance yard plus the location being so close to so many of the city's parks, paths, and Strathcona pool. This duplex is not in the flood plain so no worries there. \*\*\*The garage will be demolished and removed from the property due to a fire\*\*\*