



**GRASSROOTS**  
REALTY GROUP

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**875 3 Street SE  
Medicine Hat, Alberta**

**MLS # A2235643**



**\$185,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Stair Chair Lift

Welcome to this charming 3-bedroom, 1-bath home, perfectly situated on a corner lot along a beautiful tree-lined street. This older home offers tons of potential and is ideal for investors or buyers looking to customize their dream space. While the home does need updating and TLC, it provides a fantastic canvas for renovation and value-add improvements. Conveniently located near schools, parks, shopping, and commuter routes. Whether you're a savvy investor or a homeowner with vision, this property is a rare find with great potential. Don't miss your chance to turn this house into something special!