



GRASSROOTS
REALTY GROUP

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444 12 Street SE
Medicine Hat, Alberta

MLS # A2245185



\$222,000

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	992 sq.ft.	Age:	1916 (109 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: All appliances "as is" upon possession

When location matters, this is where you want to be! This 992 sq ft bungalow is found on a huge 50x130' lot on a quiet tree-lined street in the desirable SE Hill neighborhood! The gorgeous brick exterior offers all the street appeal you could hope for, and the fenced yard offers a private outdoor space you've been craving. The 26x26' detached garage is heated and ready for all projects you could throw at it. This house offers a ton of potential for flippers, or for someone who wants to renovate and make this their long term home. Great layout for a first time buyer or retiree looking to downsize. New shingles on the house in approx 2017, and garage a few years later. NOTE - TWO BASEMENT BEDROOMS WERE MERGED AS ONE LARGE SPACE - NEED TO BE RECONSTRUCTED AS TWO BEDROOMS AND WILL REQUIRE EGRESS WINDOWS - SEE ATTACHED FLOORPLAN. HOME AND ALL INCLUSIONS BEING SOLD "AS IS" WITH THE SELLERS MAKING NO WARRANTIES OR REPRESENTATIONS. SELLERS TO PROVIDE TITLE INSURANCE POLICY TO THE BUYERS IN LIEU OF RPR/COMPLIANCE.