



**GRASSROOTS**  
REALTY GROUP

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**1070 Queen Street SE  
Medicine Hat, Alberta**

**MLS # A2249669**



**\$228,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	1944 (81 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Carport, Garage Faces Front, Garage Faces Rear, Off Street, P		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Fridge, Stove, Window coverings, Central AC, Washer and Dryer"All as is where is"

Vintage Charm Meets Endless Potential and parking!! Step into this unique vintage home that blends character with opportunity. The standout feature is a very cool and spacious family room, complete with brick feature walls and exposed beams that give the space warmth and personality—perfect for gatherings or laid-back nights at home. Set on a massive yard, this property has room for everything—gardens, play, and entertaining. With RV parking, a carport, and not one but TWO GARAGES, you’ll have all the space you need for vehicles, toys, and hobbies. This home is ideal for first-time buyers, revenue buyers, or anyone looking for an affordable property they can personalize and features space for hobbies. With great bones and plenty of charm, it’s ready for your updates and vision to bring it to life. A rare find—affordable, spacious, amazing amounts of parking and full of character.