



GRASSROOTS
REALTY GROUP

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**1172 Elm Street SE
Medicine Hat, Alberta**

MLS # A2251279



\$99,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	714 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Many Trees		

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

Inclusions: None

Located on a 25x125 ft. lot, this 714 sq. ft. bungalow in River Flats is the perfect project property for those looking to renovate or invest. While the home requires work, important updates have already been completed, including a newer furnace, hot water tank, and 100 amp service. The property also features a 12x18 detached garage, offering extra storage or workshop potential. Set in a convenient neighborhood close to parks, schools, and amenities, this River Flats bungalow is full of opportunity for the right buyer. Proeprty and inclusions sold as is, where is.