



**GRASSROOTS**  
REALTY GROUP

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**510 8 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2251833**



**\$178,500**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	1913 (112 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** N/A

Two-storey character home on SE Hill, built in 1913. Features include some original hardwood floors, wide baseboards, high ceilings, and a front veranda. The upper floor offers three good size bedrooms and a full bathroom, while the main floor provides spacious living areas. Located on a quiet dead-end street within walking distance to parks, playgrounds, schools, shopping, and the downtown core. Home is in need of a lot of work and is a great project for a property flipper. The home is being sold as is, where is.