



**GRASSROOTS**  
REALTY GROUP

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**1146 Steel Street SE  
Medicine Hat, Alberta**

**MLS # A2254359**



**\$169,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	551 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, See Remarks		

**Inclusions:** Fridge, stove, washer, dryer, shed

Don't miss out on this Cute, Cozy, and Affordable home on a quiet street! Close to parks , playgrounds , a convenience store , and Elm Street School , this hidden gem is a great opportunity to get into home ownership or add to your revenue portfolio. This home has had plenty of updates over the years including furnace, flooring , windows , bathroom, and kitchen! The classic covered veranda welcomes you in to a bright and open main floor space that is host to the kitchen , living , and dining areas. Up a short flight of stairs takes you to a super cool and spacious loft bedroom. Down a short flight of stairs takes you to the family room, renovated bathroom , laundry area , and , most surprising, a WALK-OUT basement to the backyard. The yard is very private and has potential to be a little oasis with some work. Includes a shed for additional storage. Get in before the snow flies! Quick Possession Available.