



**GRASSROOTS**  
REALTY GROUP

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**831A 4 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2254535**



**\$175,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1915 (110 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Perimeter Wall, Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** n/a

OPEN HOUSE Saturday September 6th and Sunday September 7th from 2:30-4pm. Same owner for over 50 years, this 3-bedroom two-story home has had many important upgrades over the years. All the lath and plaster has been removed, the attic insulation was improved in 2011 to R50, along with a high-efficiency furnace. A new hot water tank in 2017, and new shingles in 2018. In 2020, the plumbing was updated with new copper & PEX piping throughout, and the foyer ceiling was re-drywalled. The home features high ceilings on the main, 100 amp service and new wiring throughout, and all of the exterior walls have been insulated and drywalled (except bathroom wall with window - approx 4ft of wall). The only original windows are in the bathroom and above the stairs which have a permanent storm style window and screen &mdash; all the rest throughout the home have been upgraded with with sealed units. Located just down the block from an elementary school, with a fully fenced yard, this home would make a great investment. Most of the remaining work is cosmetic, as the major updates that improve efficiency have already been completed. Whether you're an investor, a first time home buyer or someone with a vision, the possibilities are here.