



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1141 Ross Street SE  
Medicine Hat, Alberta**

**MLS # A2255615**



**\$140,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	644 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

<b>Inclusions:</b>	None
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Nestled on an impressive 75x150 lot, this cozy 2-bedroom, 1-bathroom bungalow offers a fantastic opportunity for homeowners, investors, or builders alike. Recently refreshed with a new coat of paint and featuring a high-efficiency furnace, the home provides a comfortable starting point with room to make it your own. The real star of this property is the expansive yard — ideal for creating your dream outdoor space, adding a garden suite, building the ultimate garage, or parking your RV with ease. With this much space, the potential for future development is yours to explore. Whether you're looking to get into the market, downsize, or invest in land with room to grow, this property is full of promise. Come take a look and imagine the possibilities.