



GRASSROOTS
REALTY GROUP

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

**695 6 Street SW
Medicine Hat, Alberta**

MLS # A2256086



\$239,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 2-fridges, 2 stoves - all appliances "as is , where is"

EXCELLENT OPPORTUNITY IN PRIME LOCATION! Just steps from the hospital and only minutes to downtown! This property offers 2 self-contained suites. Main floor is vacant and basement Tenant has been there for 38 years and would love to stay. The main floor features 2 bedrooms, a spacious living room, a bright dining area with patio door access, and a kitchen with loads of cabinets. Off the kitchen, you'll find direct access to the attached garage (garage has been modified to include a fire rated entry for the downstairs Tenant) , plus laundry and a large storage room in the basement. The basement suite offers a large bedroom, kitchen, 3 pc bath, and a good-sized living room.