



**GRASSROOTS**  
REALTY GROUP

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

**261 4 Street SW**  
**Medicine Hat, Alberta**

**MLS # A2260718**



**\$344,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Centrally located home on a 54'x125' lot. Currently, this home is an income property. However, the property dimensions allow for an opportunity to build an additional full duplex. This property has considerable value due to the available income options. The location is close shopping, schools, recreation facilities, medical clinics and transit routes.. The home's main level has a large living room, good sized dining room, comfortable sized kitchen and a 2 piece bathroom. The upper level has 3 bedrooms and a 3 piece bathroom. The basement level has a laundry area and plenty of storage. There is 2 sheds that go with the property. Call to view this property.