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261 4 Street SW Medicine Hat, Alberta

MLS # A2260718



\$314,900

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

Heating:	Forced Air, None	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R LD
Foundation:	Poured Concrete	Utilities:	-

Features: 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.