



GRASSROOTS
REALTY GROUP

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

**178 3 Street NW
Medicine Hat, Alberta**

MLS # A2261801



\$129,900

Division:	Riverside		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	858 sq.ft.	Age:	1915 (110 yrs old)
Beds:	2	Baths:	1
Garage:	None, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover the charm of this budget-friendly character home! A fantastic opportunity for first-time buyers, savvy investors, or those looking to build on a generous lot. This cozy property features 2 main floor bedrooms with the flexibility to add more bedrooms or extra living space in the loft. The main floor also offers a spacious kitchen, inviting living room, and a full 4-piece bathroom. With an abundance of windows, natural light brightens every corner of the home. Situated on a large 50x120 corner lot, this property is full of potential with endless possibilities for its next owner. Property is being sold "AS IS";