



**GRASSROOTS**  
REALTY GROUP

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**640 Pottery Street SE  
Medicine Hat, Alberta**

**MLS # A2262837**



**\$150,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | River Flats                               |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Bungalow                                  |               |                   |
| <b>Size:</b>     | 661 sq.ft.                                | <b>Age:</b>   | 1947 (79 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None                                      |               |                   |
| <b>Lot Size:</b> | 0.33 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Level, See Remarks |               |                   |

|                    |                         |
|--------------------|-------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas |
| <b>Floors:</b>     | See Remarks             |
| <b>Roof:</b>       | Asphalt Shingle         |
| <b>Basement:</b>   | Full, Unfinished        |
| <b>Exterior:</b>   | Wood Frame              |
| <b>Foundation:</b> | Poured Concrete         |
| <b>Features:</b>   | See Remarks             |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | MU |
| <b>Utilities:</b> | -  |

**Inclusions:** N/A

Opportunity Awaits! This bungalow sits on a spacious corner lot—measuring 104x135 ft and zoned MU (Mixed Use), offering incredible potential for future development. Whether you’re envisioning multi-family housing, a custom home, or a unique investment project, the possibilities here are endless. The interior has been completely gutted and is ready for someone to bring their vision to life. Outside, the yard has been cleared, providing a blank canvas to design the perfect outdoor space — with plenty of room to add a garage, expand the home, or create your dream retreat. Builders, renovators, and investors alike will appreciate the flexibility and opportunity this property provides. Being sold as is, where is.