



GRASSROOTS
REALTY GROUP

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960 5 Street SE
Medicine Hat, Alberta

MLS # A2265828



\$160,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	804 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Opportunity Knocks! Investors, and flippers—this one’s for you! Welcome to this 1945-built bungalow full of potential and ready for transformation. Situated on a 47x150 ft lot, this property offers a great opportunity to renovate, rebuild, or flip. The main floor features 2 bedrooms, an eat-in kitchen, a cozy living room, and a 4-piece bathroom. The lower level includes a bedroom, a secondary kitchen, and a separate rear entrance, offering potential for future suite development (subject to approvals). The home has been stripped to the studs and requires work—ideal for those looking for a project property or investment opportunity. Recent updates include a high-efficiency furnace (2019) and hot water tank (2019). Property is being sold as is, where is. Bring your vision and creativity—the possibilities are endless! Call today to schedule your private viewing.