



**35 Strong Avenue SE
Medicine Hat, Alberta**

MLS # A2266377



\$319,800

Division:	SE Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	834 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna, See Remarks, Skylight(s)		

Inclusions: Fridge, stove, dishwasher, hood fan, washer, dryer, solar panels on garage, 1 garage door opener, central a/c, window coverings, sauna, deep freeze, bunk beds, desk on 3rd level, patio furniture, floor safe, jacuzzi tub

Come view this 4-level split located in the highly desirable Southridge neighborhood — full of potential and ready for your personal touch! EXTRA BOUNUS FOR THIS HOME: Solar panel system that includes over 5 metric tons of carbon credits (@\$96/ton) is Included. Seller paid to have them installed and mentioned the utility bills have gone way down. Perfect for those wanting to save on electricity. As you enter the home you will be greeted with a skylight with camera to take in the beautiful sky views, with roller shutter. This home features 2 bedrooms and 2 bathrooms. The master bedroom features a nice size walk-in closet. The upstairs bathroom has plenty of storage extra cabinet along with a linen closet. The 3rd level partial development with the 3pc bathroom that includes step into jacuzzi tub and also a beautiful sauna. The lower levels currently undeveloped, offering a fantastic opportunity to expand your living space exactly the way you envision. Whether you're looking to create additional bedrooms, a family room, home office, or recreational space, the possibilities are endless. The kitchen is equipped with newer stainless steel appliances, making it move-in ready while you plan future updates. While the home is a fixer-upper and will need some updating, it boasts great bones and a functional layout that can easily be transformed into a warm and inviting family home. Great for first time buyers or someone looking to add their own touches to a home. Step outside to attached vinyl deck and enjoy the mature yard, also offers 7 foot usable side yard. Perfect for relaxing, entertaining, or enjoying summer evenings. A detached 20 x 24 garage provides ample space for parking, storage, or a workshop, tools are negotiable. There is also a shed along the garage that is included. If you're looking for value, potential, and an opportunity to build equity in

a sought-after neighborhood, this Southridge property is one you won't want to miss! Schedule your showing today and imagine the possibilities!