



GRASSROOTS
REALTY GROUP

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

**52 8 Street SE
Medicine Hat, Alberta**

MLS # A2269630



\$131,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	684 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows, Wood Windows		
Inclusions:	Everything sold AS IS		

PRICE REDUCTION INVESTMENT POSSIBILITIES for this fixer upper. This centrally located bungalow has water damage in the basement resulting in mold in the basement and the home requires a total renovation. Situated on 2 lots makes it an excellent opportunity to replace the existing structure with a duplex. Property and inclusions SOLD AS IS.