



GRASSROOTS
REALTY GROUP

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**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 (78 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows, Wood Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

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.