



GRASSROOTS
REALTY GROUP

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378 4 Street SW
Medicine Hat, Alberta

MLS # A2271012



\$230,000

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

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

Inclusions: n/a

Opportunity knocks with this well-located SW home! Sitting on a full-sized lot just steps from elementary schools and only a couple of blocks from the hospital, this property offers strong potential for both investors and homeowners willing to bring their vision to life. The main floor features a unique layout with two bedrooms, a spacious living room, and a good-sized kitchen. From the main level, you'll find access to the basement where there is a third bedroom and laundry area. The lower level also includes an illegal suite with its own private exterior entrance, offering a flexible living arrangement. The suite includes a comfortable living area, a kitchenette, and a bedroom with a 4-piece ensuite. Outside, the property offers a single detached garage and ample yard space ready for future plans. This home requires work and provides an excellent opportunity to build equity or create a customized living space. Property is sold as is, where is on the date of possession.