



**378 4 Street SW  
Medicine Hat, Alberta**

**MLS # A2271012**



**\$230,000**

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

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