



**176 1 Street SW
Medicine Hat, Alberta**

MLS # A2282338



\$598,900

Division: SW Hill

Type: Residential/House

Style: 2 Storey

Size: 2,702 sq.ft. **Age:** 1910 (116 yrs old)

Beds: 3 **Baths:** 3

Garage: Double Garage Detached

Lot Size: 0.43 Acre

Lot Feat: Back Yard, Views

Heating: Forced Air

Water: -

Floors: Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Stucco, Wood Siding

Zoning: R-LD

Foundation: Combination, Poured Concrete

Utilities: -

Features: Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Walk-In Closet(s)

Inclusions: Fridge "as is" (Ice maker does not work), Gas Convention Range(3 year sold), BI Dishwasher (One Year old), OTR Microwave, Washer (3 Years), Dryer, Window Coverings, Central Air-2, Garage Door Opener and Remote, 3 Ponds (3000 Gal, 500 Gal, 800 Gal) HotTub (spatacular Serviced) Indoor Holding Tank, Outdoor upright Freezer, Firewood

Wake up to the sunrise over the South Saskatchewan River, spend your evenings watching the sunset, and wonder how you ever lived anywhere else!!