



**510B Ash Avenue SE
Medicine Hat, Alberta**

MLS # A2288034



\$139,800

Division:	River Flats		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	707 sq.ft.	Age:	1910 (116 yrs old)
Beds:	1	Baths:	1
Garage:	None, On Street		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	Brick/Mortar, Combination, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Wall A/C in Kitchen Window

Charming & Affordable Starter or Investment Opportunity! Perfect for first-time home buyers or savvy investors, this move-in ready 1 $\frac{1}{2}$ -storey home offers comfort, value, and potential! Featuring 1 bedroom with the option to easily convert to 2 bedrooms, plus 1 full bathroom, this super cute home is both functional and inviting. Enjoy modern paint colors throughout and several key updates, including a newer roof, upgraded 100-amp electrical service, and some newer windows. The fully fenced yard ideal for pets, kids, or a green thumb. Located in a quiet cul-de-sac in a mature neighborhood. Appliances included: fridge, stove, washer, and dryer. Making this home truly move-in ready! The unfinished concrete basement offers a blank slate for storage or future development to suit your needs. Affordable, charming, and full of potential! This property won't last long. Don't miss this opportunity!