



GRASSROOTS
REALTY GROUP

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**62/64 Carswell Road SE
Medicine Hat, Alberta**

MLS # A2290609



\$460,000

Division:	Crestwood-Norwood		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	1,600 sq.ft.	Age:	1976 (50 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-
Floors:	-
Roof:	-
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Central Air Conditioner, Electric Oven, Portable Dishwasher, Refrigerator, Shed

Well cared for full duplex with newer shingles, high efficiency furnace, and central air. Total of three bedrooms and lots of room for storage. Nice yard with front driveway. Both sides are included in this package. Electrical will be upgraded to 100 amp upon completion of sale and when ground is free of frost.