



**401 3 Street NW**  
**Medicine Hat, Alberta**

**MLS # A2291152**



**\$209,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Marble, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Deep Freeze, Washer, C/A, Window Coverings, Shed

Handyman’s Special on a Large Double Corner Lot! Looking for a project with great potential? This handyman’s special sits on a large double-corner lot, offering plenty of space and potential for future improvements, redevelopment, or expansion. The property also features a detached single garage along with a unique bunker-style shed, providing additional storage or potential workshop space. Inside, the home welcomes you with a bright enclosed front porch, ideal for a mudroom or entry space. The main floor features a spacious living room, a large kitchen with dining space, two bedrooms, and a full bathroom. The basement currently houses a large open area, the laundry area, a bedroom, and offers additional space that could be developed to suit your needs. Some important updates include new shingles in 2019 and a hot water tank replaced in 2015. With its generous lot size, corner location, and excellent potential, this property presents a great opportunity for handymen, investors, or buyers looking to build sweat equity. Bring your ideas and make this property your own!