



**526B Princess Avenue SE  
Medicine Hat, Alberta**

**MLS # A2292190**



**\$149,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	1916 (110 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, washer, dryer

Charming & Affordable Starter or Investment Opportunity! Perfect for first-time home buyers or savvy investors, this move-in ready home offers comfort, value, and potential! Featuring 2 bedrooms, a full 4 pce bathroom, and great living/dining room space. This super cute home is both functional and inviting. The fully fenced yard is ideal for pets, kids, or a green thumb. Both on and off street parking. Located in a quiet, mature neighborhood. Appliances included: fridge, stove, washer, and dryer. Making this home truly move-in ready! Affordable, charming, and full of potential! Listing REALTOR&reg; has vested interest. Don&rsquo;t miss this opportunity, contact your local neighbourhood REALTOR&reg; today!