



**106, 371 Aberdeen Street SE
Medicine Hat, Alberta**

MLS # A2296949



\$159,900

Division:	SE Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	484 sq.ft.	Age:	1911 (115 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.30 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Oven, Dishwasher, Microwave, Washer, Dryer

Welcome to 106-371 Aberdeen. This condo offers great potential as a fixer-upper, whether you're looking to get into the market, downsize, or add to your investment portfolio. With a functional layout and solid bones, it's a great opportunity to update and make it your own. Located on Aberdeen Street, one of the area's most charming and established streets, you'll appreciate the beautiful canopy of mature trees that line the road creating a warm, inviting feel year round. It's a setting that offers a bit more character than your typical location, all while being just minutes from downtown, shopping, dining, and everyday amenities. Inside, the unit provides a comfortable living space with a practical layout and good natural light. Additional features include storage located directly across the hall, adding extra convenience. The building also offers a shared balcony and gas BBQ area perfect for enjoying the summer months and taking advantage of the peaceful surroundings. Monthly condo fees of \$450 include gas, water, maintenance, and contributions to the reserve fund, and more helping keep ownership simple and predictable. Whether you're a first time buyer, investor, or looking to downsize, this is a solid opportunity in a great location with room to add value. Call today to book your personal viewing.