



**89 Sandford Crescent SE
Medicine Hat, Alberta**

MLS # A2301880



\$230,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Pie Shaped Lot		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Bar, Kitchen Island, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: ALL ADDITIONAL GOODS INCLUDED ARE "AS IS" Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Pool Table and Accessories, Bar and Bar Stools, Under Ground Sprinklers, Central Air, Chilling unit in Garage.

Bungalow with 2 Garages (26'x14 unfinished - Rear) & 28x18 (finished- front), Sunroom, and a Large Lot in Southridge! This home is packed with potential and ready for someone with a vision! Whether you're an investor, a handy homeowner, or simply looking for an opportunity to make a property your own, this one deserves a look. Notable features include a front garage with an oversized walk-in cooler, shingles that are only 9 years old on the house, a large sunroom, main floor laundry, vinyl windows on the main floor, a fenced yard, RV parking potential, all with 3 bedrooms & 2 full baths. Walkable to parks, pathways, and schools. Opportunities like this don't come along often. Sold "as-is, where-is."