



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1 & 2, 943 Ross Street SE
Medicine Hat, Alberta**

MLS # A2189257



\$524,900

Division:	River Flats		
Type:	Multi-Family/Full Duplex		
Style:	Back Split		
Size:	1,602 sq.ft.	Age:	2008 (17 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Laminate, Linoleum	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher x2, Washer x2, Dryer x2, Electric Oven x2, Refrigerator x2, Window Coverings x2, Central Air Conditioner x2

Fantastic Investment Opportunity! This full duplex has been well maintained and offers two separate units with a front to back split. Each unit offers 3 bedrooms and 2 full bathrooms. The main floors of the units feature vaulted ceilings and are filled with natural light from the large windows, making the spaces feel large and bright. The large living rooms each have their own private deck and flow into the good-sized kitchens and eating areas. A 4-piece bathroom finishes off this level. Downstairs features 9' ceilings, 3 bedrooms, 4-piece bathroom and laundry. You will love the low maintenance yard plus the location being so close to so many of the city's parks, paths, and Strathcona pool. This duplex is not in the flood plain so no worries there. ***The garage will be demolished and removed from the property due to a fire***