



176 1 Street SW
Medicine Hat, Alberta

MLS # A2282338



\$598,900

Division:	SW Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,702 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-LD
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge "as is" (Ice maker does not work), Gas Convention Range(3 year sold), BI Dishwasher (One Year old), OTR Microwave, Washer (3 Years), Dryer, Window Coverings, Central Air-2, Garage Door Opener and Remote, 3 Ponds (3000 Gal, 500 Gal, 800 Gal) HotTub (spatacular Serviced) Indoor Holding Tank, Outdoor upright Freezer, Firewood

Wake up to the sunrise over the South Saskatchewan River, spend your evenings watching the sunset, and wonder how you ever lived anywhere else!!