



**640 Pottery Street SE
Medicine Hat, Alberta**

MLS # A2309180

\$150,000



Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	661 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.33 Acre		
Lot Feat:	Back Lane, Corner Lot, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	MU
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Opportunity Awaits! This bungalow sits on a spacious corner lot—measuring 104x135 ft and zoned MU (Mixed Use), offering incredible potential for future development. Whether you’re envisioning multi-family housing, a custom home, or a unique investment project, the possibilities here are endless. The interior has been completely gutted and is ready for someone to bring their vision to life. Outside, the yard has been cleared, providing a blank canvas to design the perfect outdoor space — with plenty of room to add a garage, expand the home, or create your dream retreat. Builders, renovators, and investors alike will appreciate the flexibility and opportunity this property provides. Being sold as is, where is.