



**1134 Ross Street SE  
Medicine Hat, Alberta**

**MLS # A2319036**



**\$132,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Window A/C

Hitting the market at almost lot value, this is a great way to get into a property cheap cheap cheap with good bones! At 132k this home offers to opportunity to purchase an income property with a tenant in place and would like to stay, currently paying \$1000 a month on a month to month tenancy. OR this is a great little starter home! It features a closed in unheated front porch, two bedrooms, a kitchen, spacious living area. The backyard is fenced, with a covered back deck, providing a great place for a dog, kiddos or build your dream garage. Was updated in recent years with a High-E Furnace and shingles. This is a great starter or holding property!