



4 8 Street SE
Medicine Hat, Alberta

MLS # A2319783



\$219,900

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,017 sq.ft.	Age:	1947 (79 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Private, Treed		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Partial

Exterior: Aluminum Siding , Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Closet Organizers

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, Stove, Portable Dishwasher, Washer, Dryer, 3 Garage Door Remotes.

Affordable home with several updates throughout and plenty of potential. The main floor offers a bright kitchen with updated cabinetry and countertops, comfortable living and dining areas, a refreshed bathroom, and convenient main floor laundry in the heated back porch. Upstairs features a spacious bedroom with a walk-in closet plus an additional flex room that could be used as an office, nursery, or extra storage space. Outside you'll find a covered, partially enclosed deck, mature landscaping, and a single detached garage with alley/street access. Appliances including the fridge, stove, washer, dryer and portable dishwasher are included. A solid option for first-time buyers, investors, or those looking for an affordable property.