



GRASSROOTS
REALTY GROUP

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377 2 Street NW
Medicine Hat, Alberta

MLS # A2340295



\$129,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1945 (81 yrs old)
Beds:	1	Baths:	1
Garage:	None, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

An excellent opportunity to build something new in the desirable Riverside neighborhood. Situated on a nice-sized corner lot, this property offers a generous footprint with plenty of potential for future development. The lot may also provide an opportunity for a future duplex, making it an appealing option for builders, investors, or anyone looking to create a new home in a great location. With its corner positioning, good lot size, and established neighborhood setting, this property offers plenty of possibilities for your next project.