



GRASSROOTS
REALTY GROUP

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646 7 Street SE
Medicine Hat, Alberta

MLS # A2342133



\$124,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	888 sq.ft.	Age:	1934 (92 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Price reflects lot and the 2 detached garages. One is 22X28 and the other is 14x 24 with no real value on the home. With the DC zoning on this property it opens up different possibilities for usages. The home should be taken down, the foundation is compromised. It is an estate sale so it's to be Sold (AS IS, WHERE IS) as the Executor has never lived on the property.