



GRASSROOTS
REALTY GROUP

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319 4 Street SE
Medicine Hat, Alberta

MLS # A2342330



\$229,900

Division:	SE Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,216 sq.ft.	Age:	1906 (120 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Open Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	MU-D
Foundation:	Combination	Utilities:	-
Features:	Storage		

Inclusions:	N/A
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Attention first time home buyers or revenue seekers...this charming home is located in the heart of Medicine Hat, a quick walk and your in downtown! It offers 3 bedrooms and two bathrooms, both renovated. Its age adds charm and features a cozy front porch. Some upgrades include a newer high efficiency furnace and central air conditioning, and 100 AMP electrical panel. This property also has an oversized, heated shed with an automatic overhead door- perfect for a work/hobby shop or a motorcycle. It also features a wheelchair ramp from the back of the property adding accessibility. In the back you will also find a large parking area. It is currently being rented for \$1800/Month + Utilities. Don't miss your opportunity on this one, contact your favourite Real Estate Agent for your own private viewing!