



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

267 3 Street NW
Medicine Hat, Alberta

MLS # A2346471



\$385,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Landscaped, Rectangular Lot, St		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions: Garage door opener

Great riverside home with two extra features. Suite in basement and 2 garages. This home currently generates 3000.00 per month and boasts a great cap rate. These Tenants are the best.