

641 7 Street SE
Medicine Hat, Alberta

MLS # A2267458

\$167,500



Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,055 sq.ft.	Age:	1913 (112 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot		

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

Inclusions: Dishwasher , Stove, Fridge, Range hood, Washer/Dryer

Knock knock , do you hear that!? It's OPPORTUNITY. A really great lot with natural reserve right beside you - this could be the perfect situation for you to get into the real estate market. Easy rental or flip opportunity if you want to do some cosmetic updates. Situated on a large 50 x 130ft lot, this home offers great potential. The upper level features 3 bedrooms and one full bathroom. While the main floor includes an additional bedroom, laundry area, living room, and newly updated kitchen! The property also includes a 22' x 16' detached garage, perfect for parking, storage or a work shop. With a great lot size and good layout don't miss out on unlocking the potential to add value with your vision!