

**123 3 Street NW
Medicine Hat, Alberta**

MLS # A2283690



\$198,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	774 sq.ft.	Age:	1914 (112 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, dishwasher, Window coverings, Shed, Washer/Dryer, Central Air

This is the perfect starter home or downsizer! Everything is on one level, making for easy living. Featuring 2 bedrooms, 1 full and spacious bathroom, a laundry room, and convenient entrances, this home is an easy space to make your own. With numerous updates in recent years—most notably a high-efficiency furnace and central air, flooring, vinyl windows, and an exterior door—this home has essentially been fully renovated. There’s nothing to do but move right in. The spacious, south-facing yard offers a large deck and is fully fenced. You’ll also appreciate the off-street parking and so many other great features at an excellent price point. Move right in and start building your portfolio!