

875 3 Street SE  
Medicine Hat, Alberta

MLS # A2235643



\$185,000

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,217 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-LD
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: Stair Chair Lift

Welcome to this charming 3-bedroom, 1-bath home, perfectly situated on a corner lot along a beautiful tree-lined street. This older home offers tons of potential and is ideal for investors or buyers looking to customize their dream space. While the home does need updating and TLC, it provides a fantastic canvas for renovation and value-add improvements. Conveniently located near schools, parks, shopping, and commuter routes. Whether you're a savvy investor or a homeowner with vision, this property is a rare find with great potential. Don't miss your chance to turn this house into something special!