

**65 Amherst Street
Irvine, Alberta****MLS # A2247605****\$99,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	895 sq.ft.	Age:	1930 (96 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	HR
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Window A/C Unit

BETTER THAN RENTING! Looking for an affordable way to enter the real estate market? This is it! This 895 sq ft bungalow is located in the quiet community of Irvine, just 20 minutes outside of Medicine Hat. This 2 bedroom, 1 bathroom home is located on a 50x120 lot and offers a 14x27 detached garage in the backyard. This home offers 100amp service and has seen numerous updates in recent years, including a newer hot water tank, updated plumbing, renovated bathroom, new flooring, and more. Fresh new interior paint. Property is now vacant allowing for a quick and easy possession. Perfect for the first-time buyer, retiree, or a nice way to add to your revenue property portfolio. Don't miss out on this little gem!