

**52 8 Street SE  
Medicine Hat, Alberta****MLS # A2269630****\$131,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	684 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** Full**Exterior:** Wood Frame**Foundation:** Poured Concrete**Features:** Vinyl Windows, Wood Windows**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-LD**Utilities:** -**Inclusions:** Everything sold AS IS

**PRICE REDUCTION INVESTMENT POSSIBILITIES** for this fixer upper. This centrally located bungalow has water damage in the basement resulting in mold in the basement and the home requires a total renovation. Situated on 2 lots makes it an excellent opportunity to replace the existing structure with a duplex. Property and inclusions SOLD AS IS.