

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      |
| Floors:     | Vinyl Plank     |
| Roof:       | Asphalt Shingle |
| Basement:   | Partial         |
| Exterior:   | Vinyl Siding    |
| Foundation: | Other           |
| Features:   | See Remarks     |

|            |      |
|------------|------|
| Water:     | -    |
| Sewer:     | -    |
| Condo Fee: | -    |
| LLD:       | -    |
| Zoning:    | R-LD |
| Utilities: | -    |

**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!