

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

**MLS # A2283690**



**\$198,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	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!