

825 3 Street SE  
Medicine Hat, Alberta

MLS # A2207288



**\$159,900**

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	778 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

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

**Inclusions:** Fridge (new), Stove, Washer, Dryer, Window Covering, Window Air Conditioners, Shed,

This sweet bungalow offers the perfect blend of character and updates, making it an ideal starter home or income property. Step inside to find modern interior paint, durable vinyl plank flooring, and a fully equipped appliance package. The layout features 2 cozy bedrooms, a spacious bathroom, main floor laundry, and a fun, functional living space. Enjoy the privacy of a fully fenced yard with brand-new vinyl fencing—perfect for pets, kids, or just relaxing outdoors. While the shingles could use some attention, the seller is offering a \$3,000 rebate to help cover the cost. Available for immediate possession—move in and make it your own today!