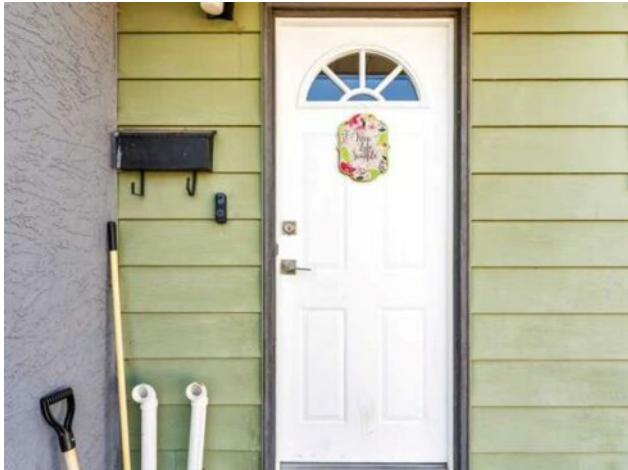


106 Cooney Road SE
Medicine Hat, Alberta

MLS # A2211666



\$195,000

Division:	Southview-Park Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,023 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer, Dryer, Microwave hood fan, Refrigerator, Stove, Central air conditioner

Charming 3-Bedroom Townhouse – Perfect Investment Opportunity! Welcome to your next investment gem! This 3-bedroom, 2-bathroom townhouse offers the perfect blend of comfort, convenience, and potential. Whether you're looking to expand your portfolio and secure a property with excellent rental income potential, this home checks all the boxes. Property Highlights: Spacious Layout: With three generously sized bedrooms and two full bathrooms, this townhouse provides ample space for families, professionals, or roommates. Close to Amenities: Conveniently located near shopping centers, parks, and walking paths, everything you need is just a short distance away. Family-Friendly Neighborhood: Situated in a community that's perfect for families, this property is close to public schools and offers a perfect opportunity to downsize. Comfortable design: A functional kitchen, fully developed basement and plenty of natural light make this townhouse feel like home. Whether you're an experienced investor or just starting your real estate journey, this townhouse is a standout opportunity in a family-oriented area.