

**255 Aberdeen Street SE  
Medicine Hat, Alberta**

**MLS # A2213275**



**\$169,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,686 sq.ft.	<b>Age:</b>	1908 (117 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street, On Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Combination, Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Storage Shed

A rare opportunity to own a property on the prestigious Aberdeen Street in the SE Hill. Situated on a 50' x 130' lot, this 1,686 sq. ft. two-storey home offers 3 bedrooms and 2 bathrooms. The upper-level bathroom has been stripped down to the studs and awaits reconstruction. The property requires significant repairs and updates throughout. Being sold strictly as is, where is, with no warranties or representations from the seller. This is a court ordered sale and possession must be June 27, 2025, or later. If you're looking for a project in one of Medicine Hat's most established and desirable neighbourhoods, this is your chance.