

811 7 Street SE  
Medicine Hat, Alberta

MLS # A2145616



## \$119,900

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1912 (112 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** none

This charming 1.5-storey home presents a unique opportunity for both first-time homebuyers and savvy investors alike. Nestled in a centrally located neighbourhood, this property boasts 3 bedrooms, 1 bathroom, and features newer linoleum on the main floor. Large spacious rooms on the main floor offer ample space for living and three nice sized rooms complete the top level. While the house itself requires renovation, it sits on a generous lot with a lovely private yard with two sheds for plenty of storage. There is the potential for a renovation or perhaps redevelopment.