

1246 Dominion Street SE  
Medicine Hat, Alberta

MLS # A2163692



## \$159,900

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Treed		

<b>Heating:</b>	Gravity, Natural Gas, Other, Wall Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This one and a half story has lots of potential with 3 bedrooms, 2 bathrooms and an office/computer room on the main that could be used as another bedroom. The basement had a suite set up in the past with a separate outside entry. This home has a fully fenced yard, 100amp service, new electric hot water tank and is being sold as is where is on date of possession.