

\$124,900 - 764 4 Street Se, Medicine Hat

MLS® #A2122148

\$124,900

3 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.15 Acres

River Flats, Medicine Hat, Alberta

Excellent investment opportunity! This centrally located home is in close proximity to shopping, dining, grocery store, parks and more. The 3 bedroom, 2 bathroom, 936 Sqft bungalow is situated on a spacious treed lot and includes off-street parking plus a carport. A reliable tenant is currently in place and would like to stay; paying \$1050/Month + Utilities this adds to the appeal of this property as an income generating asset. Property is zoned in a Mixed Use District (MU) which allows for a range of potential future developments, including but not limited to live work residences, daycare facilities, health care offices, restaurants, community centers, hotels and recreation facilities. For further details on the property and zoning regulations, please contact the listing agents. Please note* No interior photos as requested by current tenant*

Built in 1913

Essential Information

MLS® #	A2122148
Price	\$124,900
Sold Price	\$118,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.15



Year Built	1913
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	764 4 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0L2

Amenities

Parking Spaces	2
Parking	Carport, Driveway, Off Street, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 30th, 2024
Days on Market	19
Zoning	MU

HOA Fees 0.00

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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