

**960 5 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2265828**



**\$160,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	1945 (80 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Opportunity Knocks! Investors, and flippers—this one’s for you! Welcome to this 1945-built bungalow full of potential and ready for transformation. Situated on a 47x150 ft lot, this property offers a great opportunity to renovate, rebuild, or flip. The main floor features 2 bedrooms, an eat-in kitchen, a cozy living room, and a 4-piece bathroom. The lower level includes a bedroom, a secondary kitchen, and a separate rear entrance, offering potential for future suite development (subject to approvals). The home has been stripped to the studs and requires work—ideal for those looking for a project property or investment opportunity. Recent updates include a high-efficiency furnace (2019) and hot water tank (2019). Property is being sold as is, where is. Bring your vision and creativity—the possibilities are endless! Call today to schedule your private viewing.