

**10111 102 Avenue
Hythe, Alberta**

MLS # A2342944



\$90,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,763 sq.ft.	Age:	1940 (86 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.29 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Mixed	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R
Foundation:	Perimeter Wall	Utilities:	-
Features:	See Remarks		

Inclusions:	Is is Where is
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Located in the heart of Hythe and situated on three lots, this property offers plenty of space and possibilities for the right buyer. The home, originally built in the 1940s, features three bedrooms, three bathrooms and an abundance of windows that bring natural light throughout. A few renovations have been completed over the years; however, the property has not received recent maintenance and has deteriorated significantly. A shingle replacement was started but remains unfinished, and the home will require an extensive renovation from top to bottom. For someone with the experience and vision to take on a major restoration, there may be an opportunity to bring this property back to life. Alternatively, the three-lot site could offer potential for demolition and future redevelopment. This property is not move-in ready and is best suited to a contractor, experienced renovator, investor or buyer looking primarily for land value and willing to take on a substantial project. Property will be sold " AS is, Where is"