

# \$195,000 - 106 Cooney Road Se, Medicine Hat

MLS® #A2211666

**\$195,000**

3 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.04 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Charming 3-Bedroom Townhouse â€” Perfect Investment Opportunity!

Welcome to your next investment gem! This 3-bedroom, 2-bathroom townhouse offers the perfect blend of comfort, convenience, and potential. Whether you're looking to expand your portfolio and secure a property with excellent rental income potential, this home checks all the boxes.

Property Highlights:

**Spacious Layout:** With three generously sized bedrooms and two full bathrooms, this townhouse provides ample space for families, professionals, or roommates.

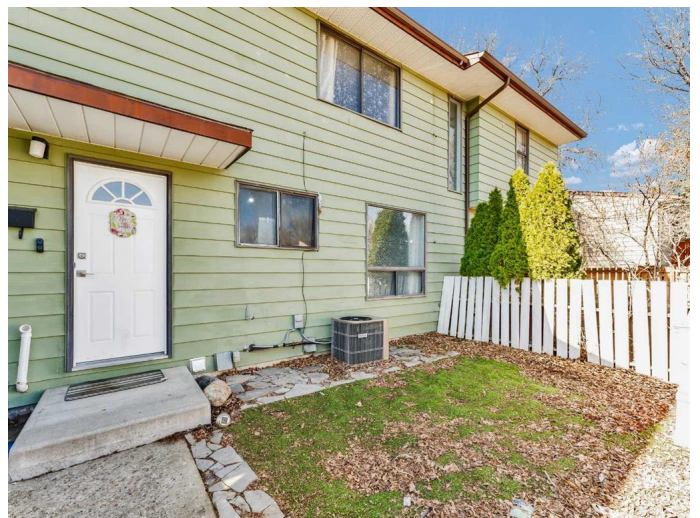
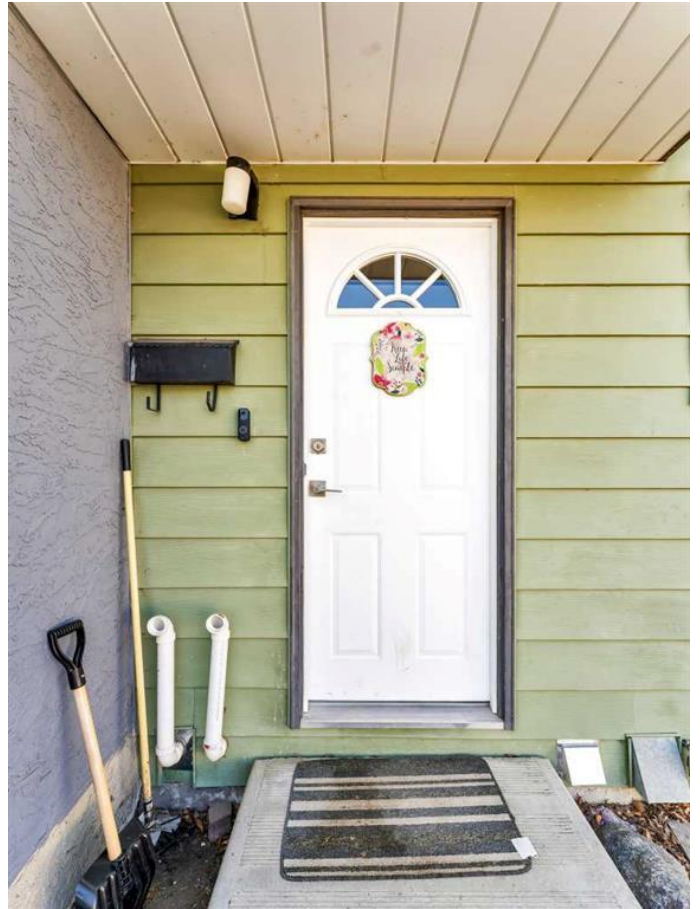
**Close to Amenities:** Conveniently located near shopping centers, parks, and walking paths, everything you need is just a short distance away.

**Family-Friendly Neighborhood:** Situated in a community thatâ€™s perfect for families, this property is close to public schools and offers a perfect opportunity to downsize.

**Comfortable design:** A functional kitchen, fully developed basement and plenty of natural light make this townhouse feel like home.

Whether you're an experienced investor or just starting your real estate journey, this townhouse is a standout opportunity in a family-oriented area.

Built in 1976



## Essential Information

MLS® #	A2211666
Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.04
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	106 Cooney Road Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B1Y7

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	See Remarks
Roof	Asphalt Shingle

Construction	Aluminum Siding, Wood Fram
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	16
Zoning	R-MD

**Listing Details**

Listing Office	CIR REALTY
----------------	------------



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.