

# \$119,900 - 65 Amherst Street, Irvine

MLS® #A2247605

**\$119,900**

2 Bedroom, 1.00 Bathroom, 895 sqft

Residential on 0.14 Acres

NONE, Irvine, Alberta

BETTER THAN RENTING! Looking for an affordable way to enter the real estate market? This is it! This 895 sq ft bungalow is located in the quiet community of Irvine, just 20 minutes outside of Medicine Hat. This 2 bedroom, 1 bathroom home is located on a 50x120 lot and offers a 14x27 detached garage in the backyard. This home offers 100amp service and has seen numerous updates in recent years, including a newer hot water tank, updated plumbing, renovated bathroom, new flooring, and more. Perfect for the first-time buyer, retiree, or a nice way to add to your revenue property portfolio. Don't miss out on this little gem! \*NOTE - INTERIOR OF THE HOME BEING PAINTED IN LATE AUGUST ONCE THE OCCUPANT MOVES OUT.

Built in 1930

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247605    |
| Price          | \$119,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 895         |
| Acres          | 0.14        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 65 Amherst Street |
| Subdivision | NONE              |
| City        | Irvine            |
| County      | Cypress County    |
| Province    | Alberta           |
| Postal Code | T0J 1V0           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks                                                       |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Wall/Window Air Conditioner |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Partial, Unfinished                                               |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Other                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 9                 |
| Zoning         | HR                |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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