

\$265,000 - 84 3 Street Se, Medicine Hat

MLS® #A2210451

\$265,000

4 Bedroom, 3.00 Bathroom, 1,515 sqft

Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

Welcome to a truly unique income property offering exceptional flexibility and potential! Perfectly situated just steps from Swirls Ice Cream and downtown Medicine Hat, this fully furnished one-and-a-half-storey home features 3 levels, each with their own entrance, kitchen area, bathroom, bedroom(s) and living space, offering the potential to be rented out as 3 separate non-legal suites. Whether you're an investor looking to generate rental income or a buyer interested in multi-generational living, this property delivers versatility with strong potential for returns.

Main Floor: Features 2 bedrooms, a full bathroom, a comfortable living room, dining room and a well-equipped kitchenette.

Upper Level: A cozy 1-bedroom with a private bathroom and kitchenette—ideal for short- or long-term stays.

Basement Walkout: Recently updated with fresh paint, modern light fixtures, and a fully remodeled bathroom. This level includes 1 bedroom, a bathroom, kitchenette, office, living space, and shared laundry (with main floor). The home shares one hot water tank, electrical panel, and furnace, and an A/C wall unit for added comfort on the main floor. With its fantastic location, and move-in-ready furnishings, this property is worth considering for anyone looking to tap into Medicine Hat's growing rental market.

Built in 1941



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2210451 |
| Price | \$265,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,515 |
| Acres | 0.15 |
| Year Built | 1941 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 84 3 Street Se |
| Subdivision | SE Hill |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1A 0G2 |

Amenities

| | |
|----------------|--------------------------------------------------|
| Parking Spaces | 3 |
| Parking | Alley Access, Off Street, Parking Pad, On Street |

Interior

| | |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Wall Unit(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Basement |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Rain Gutters, Storage |
|-------------------|-----------------------|

| | |
|-----------------|-------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Few Trees, Cleared, Sloped Down |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 10 |
| Zoning | MDR |

Listing Details

| | |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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