

# \$639,900 - 26 & 28 Taylor Mews Se, Medicine Hat

MLS® #A2209464

**\$639,900**

6 Bedroom, 4.00 Bathroom, 1,848 sqft  
Residential on 0.07 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to this beautifully maintained full duplex, perfectly situated in a serene cul-de-sac in the desirable Taylor area. Each side of this bi-level gem boasts 924 sqft of thoughtfully designed living space, making it an ideal investment opportunity for those looking to expand their real estate portfolio. Each unit features three spacious bedrooms and two bathrooms. The main level includes a bright kitchen with ample dining space, a cozy living room, and a master bedroom with direct access to a luxurious 4-piece bath, along with convenient main-level laundry facilities.

The lower levels offer expansive family rooms complete with inviting gas fireplaces, two additional bedrooms for family or guests, and a 3-piece bathroom. Generous storage options are available throughout both units. Notably, one side has been upgraded with a brand new furnace and A/C system in 2024, enhancing energy efficiency and comfort. Outside, each unit has an attached single-car garage, private back decks for outdoor entertaining, and fully fenced yards that provide a tranquil retreat.

This duplex presents a fantastic investment opportunity with long-term tenants already in place, ensuring immediate cash flow. Whether you're looking to expand your rental portfolio or find a dual-living solution, this property offers the perfect balance of comfort and functionality. Don't miss out on this rare opportunity in the Taylor area—schedule



a viewing today and explore the potential this duplex has to offer!

Built in 2000

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2209464               |
| Price          | \$639,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,848                  |
| Acres          | 0.07                   |
| Year Built     | 2000                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 26 & 28 Taylor Mews Se |
| Subdivision | Ross Glen              |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1A7E6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                                                                              |
| Heating           | Forced Air                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                           |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 2              |
| Fireplaces      | Gas, Basement  |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Cul-De-Sac |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Wood                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 14              |
| Zoning         | R-LD            |

### Listing Details

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

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