

# \$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
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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	9
Zoning	MDR

### **Listing Details**

Listing Office	2 PERCENT REALTY
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