

\$549,900 - 143 1a Avenue Ne, Medicine Hat

MLS® #A2172546

\$549,900

0 Bedroom, 0.00 Bathroom, 2,948 sqft

Multi-Family on 0.00 Acres

Riverside, Medicine Hat, Alberta

INCREDIBLE INVESTMENT OPPORTUNITY in an EXCELLENT LOCATION! Fully renovated with NEWER WINDOWS and classy updates. Unique duplex style property has a Bungalow house (1914 sqft) with basement suite on one side, and a bilevel home (1034 sqft) on the other. Basement Suite and Bilevel side are currently rented to excellent tenants for a total of \$2650/month. Bungalow side is available for a new owner to occupy or could be rented for a generous amount. The 2 car garage could be a 4th rentable space.

The whole property has beautiful upgrades and very functional floor plans. The bungalow has a covered patio, 2 private entries and a dedicated laundry. The Generous sized kitchen has white cabinets that match the white appliances and are contrasted by dark counters and vinyl floors. The dining area and living room have beautiful hardwood floors. The primary bedroom is a good size with $\hat{A}\frac{1}{2}$ bath Ensuite. There are a total of 4 bedrooms in the bungalow, 2 of them above the garage are quite large and could be effectively utilized as a TV room or rec room. Other updates in all living spaces include new trim, doors, light fixtures, pot lights, window coverings, appliances and so much more. The basement suite is over 1000 sq ft and has 1 bedroom and 2 additional office/dens with framed closets. The Bilevel side of the duplex has 3 bedrooms, and 2 full bathrooms, a large kitchen and living room, dedicated laundry



room, plus a large rec room closet space.
(Floor plans in the photos for your convenience). The Property is located within walking distance of coffee shops, dining, the downtown core and near Medicine Hat's iconic St Patrick's Catholic Church and Finlay Bridge. Going for a beautiful walk by the river or to a local hotspot has never been easier! If youâ€™re looking to live in your investment property, or wanting to expand your AirBnb/ Investment portfolio, this place is for you! Call a Realtor to book your private showing and discover all that this property has to offer.
159B Side - Hot Water heater 2018, HE Furnace and Central air. 143 Side - new hot water tank 2022

Built in 1970

Essential Information

MLS® #	A2172546
Price	\$549,900
Sold Price	\$520,000
Bathrooms	0.00
Square Footage	2,948
Acres	0.00
Year Built	1970
Type	Multi-Family
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	143 1a Avenue Ne
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 5L3

Amenities

Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	Separate Entrance, Built-in Features, Closet Organizers, Kitchen Island, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	December 3rd, 2024
Days on Market	53
Zoning	MD-Residential
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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