

\$379,900 - 810b 5 Street Se, Medicine Hat

MLS® #A2176142

\$379,900

0 Bedroom, 0.00 Bathroom, 1,523 sqft

Multi-Family on 0.00 Acres

River Flats, Medicine Hat, Alberta

Discover a remarkable investment opportunity that is sure to enhance your portfolio! This tri-plex presents an excellent chance for generating consistent monthly income. The main floor suite boasts a large open kitchen and dining area, bright living room, three generously sized bedrooms and a modern 5-piece bathroom featuring double sinks, complete with convenient in-unit laundry facilities. Beneath this space, the lower level accommodates two additional suites. Unit 2 has one bedroom and one bathroom & Unit 3 is a bachelor suite. These units share a common laundry area. Seperate enterances for the main floor tenants and basment tenants. The property also includes a large double detached garage, supplemented by a driveway that provides ample parking for residents. Tenants will appreciate the outdoor space, which consist of a partial wrap-around deck and inviting patio pads, creating the perfect setting for relaxation. The landscaped and fenced yard adds to the appeal, making this tri-plex a desirable living space for all. Recent Updates include: Exterior paint, flooring and interior paint in unit 1, HE Furnace, some basement windows (2024). Don't miss out on this fantastic investment opportunity! Current rent: Unit 1 + garage (rented)- \$1,900/month (new tenants moving in March 1), Unit 2 - \$950/month(rented), Unit 3 - \$800/month(rented)

Built in 1946



Essential Information

MLS® #	A2176142
Price	\$379,900
Sold Price	\$360,000
Bathrooms	0.00
Square Footage	1,523
Acres	0.00
Year Built	1946
Type	Multi-Family
Sub-Type	Triplex
Style	Bungalow
Status	Sold

Community Information

Address	810b 5 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0P2

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway, Off Street, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), See Remarks
Appliances	Wall/Window Air Conditioner, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Siding

Additional Information

Date Listed	October 30th, 2024
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Date Sold	February 27th, 2025
Days on Market	120
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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