

\$379,900 - 2883 22 Avenue Se, Medicine Hat

MLS® #A2183014

\$379,900

0 Bedroom, 0.00 Bathroom, 1,760 sqft

Multi-Family on 0.00 Acres

Crestwood-Norwood, Medicine Hat, Alberta

Don't miss this investment opportunity in the desirable Crestwood area. This well appointed side-by-side bi-level duplex offers 3 bedrooms and 2 full bathrooms in each unit, providing ample space for tenants or families. Layout offers 880 Sqft in each side. The property features spacious kitchens and generously sized living rooms, complemented by sizable family rooms on the lower level—ideal for both entertaining and everyday living. Each unit includes updated high efficient furnaces and updated membrane roofs on the carports. The long concrete driveways & carports ensure covered and efficient parking for residents and their guests. Large 60x170 corner lot offers yard space for occupants! Great location that is close to schools, restaurants & shopping amenities, enhancing its appeal as a rental property. Seize this opportunity to invest in a prime location with strong rental potential. Unit 2885 is available for viewing as it is vacant. Unit 2883 is tenant occupied, generating a rental income of \$1,300 per month on a month-to-month lease.

Built in 1974

Essential Information

MLS® #	A2183014
Price	\$379,900
Sold Price	\$361,000



Bathrooms	0.00
Square Footage	1,760
Acres	0.00
Year Built	1974
Type	Multi-Family
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	2883 22 Avenue Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1B8

Amenities

Parking Spaces	6
Parking	Driveway, On Street, RV Access/Parking, Carport

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Roof	Asphalt Shingle, Membrane
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 10th, 2024
Date Sold	December 31st, 2024
Days on Market	20
Zoning	R-MD

HOA Fees 0.00

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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