

\$475,000 - 840 Smelter Avenue Se, Medicine Hat

MLS® #A2205662

\$475,000

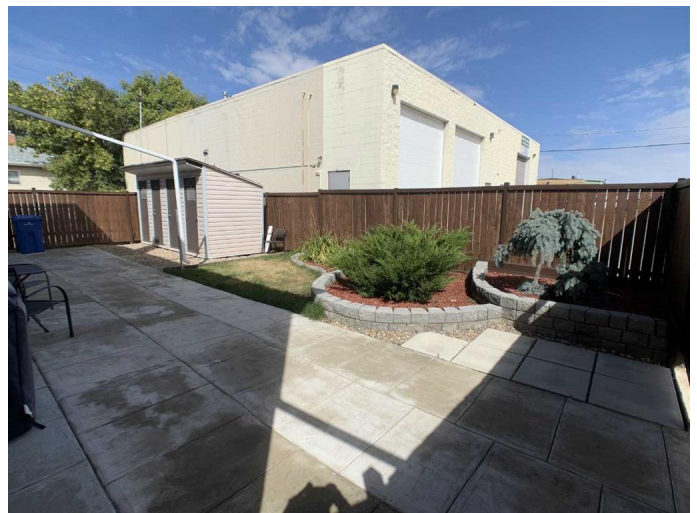
0 Bedroom, 0.00 Bathroom, 2,160 sqft

Multi-Family on 0.00 Acres

River Flats, Medicine Hat, Alberta

Recently Renovated 4-Plex – A Fantastic Investment Opportunity! This fully renovated 4-plex offers a prime investment opportunity with four well-maintained 1-bedroom units. The property has undergone significant upgrades in the last five years, including new kitchen cabinets, flooring, fresh paint, light fixtures, windows, and shingles, ensuring low maintenance and a modern appeal. Each unit is equipped with modern kitchen cabinets, new flooring, and fresh paint. The units come complete with fridge, stove, window/wall air conditioner, and blinds for ultimate tenant comfort. Both the furnace and hot water tank were replaced in September 2020, adding peace of mind to the property's long-term viability. The property boasts a low-maintenance exterior and is fully landscaped, with a privacy fence and a concrete patio area for tenants to enjoy. A shared laundry area with a stacking washer/dryer makes for an easy, hassle-free experience for all tenants. Each unit also has a secured locker, offering additional storage space. This 4-plex is a fully rented, income-producing property with long-term tenants in place. It is a low-maintenance, high-return investment that is ready for you to step in and start generating income immediately. Don't miss out on this turnkey investment opportunity – a well-maintained, recently renovated property!

Built in 1943



Essential Information

MLS® #	A2205662
Price	\$475,000
Sold Price	\$475,000
Bathrooms	0.00
Square Footage	2,160
Acres	0.00
Year Built	1943
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	840 Smelter Avenue Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3N5

Amenities

Parking Spaces	4
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Interior

Appliances	See Remarks
Heating	Boiler, Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	2

Exterior

Exterior Features	Storage
Roof	Asphalt Shingle
Construction	Concrete, Stucco

Additional Information

Date Listed	March 26th, 2025
Date Sold	April 14th, 2025
Days on Market	19
Zoning	MU

HOA Fees 0.00

Listing Details

Listing Office RIVER STREET REAL ESTATE

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