

\$249,000 - 84 3 Street Se, Medicine Hat

MLS® #A2210451

\$249,000

3 Bedroom, 3.00 Bathroom, 1,515 sqft
Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

Welcome to a truly unique property offering exceptional flexibility and potential! Ideally 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 a first time home buyer, 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	\$249,000
Sold Price	\$228,000
Bedrooms	3
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	Sold

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	Off Street, Alley Access, On Street, Parking Pad

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Microwave
Heating	Forced Air
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Basement
Has Basement	Yes
Basement	Full, Separate/Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Few Trees, Back Lane, Back Yard, Cleared, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	April 11th, 2025
Date Sold	July 2nd, 2025
Days on Market	82
Zoning	MDR
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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