

# \$375,000 - 306-310 Princess Street, Monarch

MLS® #A2244305

**\$375,000**

7 Bedroom, 3.00 Bathroom, 2,461 sqft

Residential on 0.40 Acres

NONE, Monarch, Alberta

If you're looking for a unique revenue-generating property, you've found it here! Once Monarch's train station, this property was moved onto a large lot within Monarch and converted into a triplex. One unit has 2 storeys with 3 bedrooms / 1 bathroom, the other two are one level with 2 bedrooms / 1 bathroom each. If you're looking for your next home, this is an ideal place to house-hack: live in one unit and continue to rent out the other two! If you're an investor, you can rent out all 3 units for a good profit each month, or if you're handy you could choose to convert this into one large family home!

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244305          |
| Price          | \$375,000         |
| Sold Price     | \$350,000         |
| Bedrooms       | 7                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 2,461             |
| Acres          | 0.40              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Sold              |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 306-310 Princess Street |
| Subdivision | NONE                    |
| City        | Monarch                 |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T0L 1M0                 |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Parking Spaces | 8                                                            |
| Parking        | Off Street, Additional Parking, Guest, On Street, Unassigned |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                          |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Dryer, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | See Remarks                                                                |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Storage                                                                             |
| Lot Description   | Back Yard, Front Yard, Corner Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Irregular Lot, Lawn, Treed |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Stucco, Wood Frame                                                                                     |
| Foundation        | Poured Concrete, Slab                                                                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | July 29th, 2025      |
| Date Sold      | September 23rd, 2025 |
| Days on Market | 56                   |
| Zoning         | HR                   |
| HOA Fees       | 0.00                 |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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