

\$524,900 - 324 3 Avenue Se, Medicine Hat

MLS® #A2207237

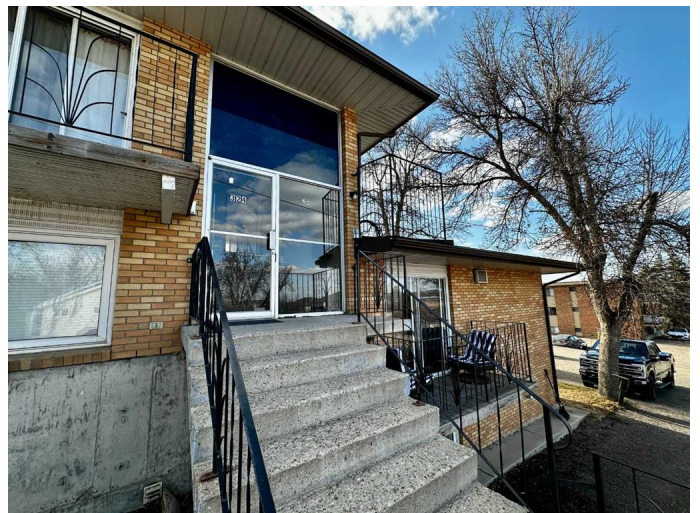
\$524,900

0 Bedroom, 0.00 Bathroom, 2,442 sqft
Multi-Family on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Ideal Investment Opportunity â€” 4-Plex on the SE Hill! This solid brick 4-plex is an exceptional investment opportunity located in the highly desirable SE Hill area. Featuring four spacious 2-bedroom, 1-bath units, this property offers an excellent combination of potential rental income and long-term value. Each unit is bright and well-maintained, with several updates that make this an attractive choice for tenants. Approximately 90% of the windows have been replaced with newer PVC, ensuring improved energy efficiency and natural light throughout. Some units feature newer vinyl flooring, fresh paint, upgraded carpets, modern countertops, and stylish tiled showers. These thoughtful updates create a comfortable living environment that will appeal to a wide range of tenants. The building itself is a solid brick structure with a roof that's about 7-8 years old, and the water heater was replaced in 2019. Each unit is equipped with a 60-amp electrical service, and tenants enjoy easy access to public transit, shopping, schools, and downtownâ€”making this location highly attractive for renters. With its strong location, recent upgrades, and potential for steady rental income, this 4-plex is a prime addition to any investment portfolio. Whether you're an experienced investor or just getting started, this property offers both short-term income and long-term appreciation potential.

Built in 1973



Essential Information

MLS® #	A2207237
Price	\$524,900
Bathrooms	0.00
Square Footage	2,442
Acres	0.00
Year Built	1973
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	324 3 Avenue Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 5N8

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Heating	Boiler
Cooling	Wall/Window Unit(s)

Additional Information

Date Listed	April 1st, 2025
Days on Market	4
Zoning	R-MD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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