

# \$499,000 - 1 & 2, 943 Ross Street Se, Medicine Hat

MLS® #A2225787

**\$499,000**

0 Bedroom, 0.00 Bathroom, 1,602 sqft

Multi-Family on 0.14 Acres

River Flats, Medicine Hat, Alberta

Fantastic Investment Opportunity! This full duplex has been well maintained and offers two separate units with a front to back split. Each unit offers 3 bedrooms and 2 full bathrooms. The main floors of the units feature vaulted ceilings and are filled with natural light from the large windows, making the spaces feel large and bright. The large living rooms each have their own private deck and flow into the good-sized kitchens and eating areas. A 4-piece bathroom finishes off this level. Downstairs features 9' ceilings, 3 bedrooms, 4-piece bathroom and laundry. You will love the low maintenance yard plus the location being so close to so many of the city's parks, paths, and Strathcona pool. This duplex is not in the flood plain so no worries there. \*\*\*The garage will be demolished and removed from the property due to a fire\*\*\*

Built in 2008

## Essential Information

MLS® #	A2225787
Price	\$499,000
Bathrooms	0.00
Square Footage	1,602
Acres	0.14
Year Built	2008
Type	Multi-Family
Sub-Type	Duplex



Style	Back Split
Status	Active

### Community Information

Address	1 & 2, 943 Ross Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0X9

### Amenities

Parking	Off Street
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### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	18
Zoning	R-LD

### Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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