$265,000 - 84 3 Street Se, Medicine Hat

MLS® #A2210451

$265,000
3 Bedroom, 3.00 Bathroom, 1,515 sqft
Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

Welcome to a truly unique income property offering exceptional flexibility and potential! Perfectly 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 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 kitchenetteâ€”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 Hatâ€™s growing rental market.

Built in 1941

Essential Information

MLS® #	A2210451
Price	$265,000
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	Active

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	Alley Access, Off Street, On Street, Parking Pad

Interior

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

Exterior

Exterior Features	Rain Gutters, Storage

Lot Description	Back Lane, Back Yard, Cleared, Few Trees, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	April 11th, 2025
Days on Market	29
Zoning	MDR

Listing Details

Listing Office	2 PERCENT REALTY

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