

84 3 Street SE
Medicine Hat, Alberta

MLS # A2210451



\$249,000

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,515 sq.ft.	Age:	1941 (84 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Few Trees, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Block	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Dishwasher, three (3) refrigerators, three (3) electric stoves, Hot water tank, A/C Wall Unit, Two (2) Microwaves, Two (2) TVs, Miscellaneous Kitchen Items on each unit, Table and 4 Chairs (Main), Table 2 Chairs (basement), bar in basement, electric fireplace, two (2) desks, three (3) couches, three (3) queen beds with mattress, box spring and frame, four (4) bedroom end-tables, outside storage shed (as is)

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.