

# \$575,000 - 327/329 3 Street Nw, Medicine Hat

MLS® #A2203392

**\$575,000**

3 Bedroom, 3.00 Bathroom, 2,839 sqft

Residential on 0.14 Acres

Riverside, Medicine Hat, Alberta

Fantastic full duplex on SEPARATE titles. With 3 bedrooms and 3 bathrooms, this makes an ideal revenue property.( Primary bedroom has an ensuite and a walk in closet). Great location in quiet Riverside making it ideal for finding tenants. With a shortage of rentals in this city, this will make a good investment for the revenue seeker.

Built in 1998

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2203392               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,839                  |
| Acres          | 0.14                   |
| Year Built     | 1998                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 327/329 3 Street Nw |
| Subdivision | Riverside           |
| City        | Medicine Hat        |



|             |              |
|-------------|--------------|
| County      | Medicine Hat |
| Province    | Alberta      |
| Postal Code | T1A 6L1      |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                         |
| Appliances        | Refrigerator, Central Air Conditioner, Electric Range, Microwave, Portable Dishwasher, Washer/Dryer |
| Heating           | Forced Air                                                                                          |
| Cooling           | Central Air                                                                                         |
| Has Basement      | Yes                                                                                                 |
| Basement          | See Remarks, Unfinished                                                                             |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Back Yard                    |
| Roof              | Asphalt Shingle              |
| Construction      | Stucco, Wood Frame, Concrete |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 114              |
| Zoning         | R-ld             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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