

\$799,900 - 72 Valleyview Drive Sw, Medicine Hat

MLS® #A2269467

\$799,900

0 Bedroom, 0.00 Bathroom, 3,345 sqft

Multi-Family on 0.00 Acres

SW Hill, Medicine Hat, Alberta

Excellent Investment Opportunity! This fully rented 4-plex is ideally located close to restaurants, schools, the hospital, parks, and walking paths, making it highly desirable to tenants. Each spacious unit offers 775 sq. ft. of living space and features 4 bedrooms(1+3) with walk-in closets, laundry rooms, 2 full bathrooms, a good size kitchen/dining with all appliances, a generously sized living room, and its own private balcony. Every unit also includes 2 designated parking stalls conveniently located right out front of the units. With leases already in place and a functional layout that appeals to a wide range of renters, this property is a strong addition to any investment portfolio. Currently the units are being rented out for: (Unit 1 \$1675/mon/Fixed Term until June 30 2026), (Unit 2 \$1540/mon/Fixed Term until July 31, 2026), (Unit 3 \$1300/mon/Month to Month), (Unit 4 \$1300/mon/Month to Month) - EXPENSES: Current Insurance Premium - \$248/month (\$2976/year) Property Taxes - \$645.50/Month (\$7,746/Year) Tenants Pay all their own Utilities

Built in 1994

Essential Information

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Price \$799,900

Bathrooms 0.00



Square Footage	3,345
Acres	0.00
Year Built	1994
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Active

Community Information

Address	72 Valleyview Drive Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8N6

Amenities

Parking Spaces	8
Parking	Common, Stall

Interior

Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas

Exterior

Roof	Asphalt Shingle
Foundation	Wood, Slab

Additional Information

Date Listed	November 6th, 2025
Zoning	R-MD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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