

\$480,000 - 106 3 Street Se, Medicine Hat

MLS® #A2220558

\$480,000

0 Bedroom, 0.00 Bathroom, 2,144 sqft

Multi-Family on 0.15 Acres

SE Hill, Medicine Hat, Alberta

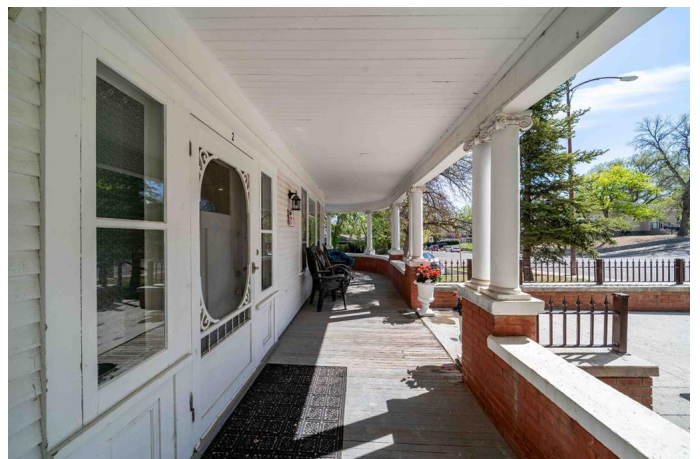
This beautiful 1912 CHARACTER home offers a rare opportunity for investors or anyone dreaming of running a home-based business in a GREAT location—just steps from Medicine Hat's downtown core. Enjoy the best views in Medicine Hat from the upper suite's WRAP-AROUND balcony, overlooking the SCENIC river valley. Located just minutes from caf  s, restaurants, shops, and businesses downtown, this property is uniquely elevated on a hill and surrounded by some of the most charming and affluent homes in the city — and yes, it's just a short walk to SWIRLS, the best ice cream around! With 3,150 sqft of TOTAL living space the property features THREE self-contained SUITES, each about 1,000 sqft and an own private entrance.

SUITE #1 (Upper Floor): 1,108 sq. ft., 2 bedrooms and a LOFT that could be a bedroom or an office, 1 bathroom, and a stunning wrap-around balcony. This suite includes its OWN washer and dryer.

SUITE #2 (Main Floor): 1,035 sqft renovated in 2024 - 2 bedrooms, 1 bathroom, with lots of natural light and own place for a washer and dryer in the bathroom.

SUITE #3 (Basement): is spacious with 1,000 sqft, kitchen, dining room, 1 bedroom, 1 bathroom and is rented for \$800. The units had 0% vacancy and the tenant in Suite#3 has been there for the past 7 years.

ADDITIONAL HIGHLIGHTS: Utilities are shared, currently washer and dryer are



SHARED with the suite #2 and #3 while the upper unit #1 has its own. Utility bills are available to serious buyers, and the average for all was \$511/ month in 2024. The property has been well maintained and the last owner has done extensive repairs - Electrical was completely replaced in 2022 with Jim's Electric and 3 separate panels are installed in each suite with 200 amps. Insulation on the main and sound proof bar was added to insure the noise reduction. The property offers 7 parking spaces-two on east side and 5 at the back, making it ideal for clients or business traffic, and a single car GARAGE in the back. Shingles are about 7 years old. HWT is 2015.

RECENT UPGRADES: main floor completely renovated 2024, a new 200-amp electrical panel, full electrical system update and 3 separate electrical panels at each suit, new insulation on the main floor, soundproofing in the main floor ceiling, roughed-in and a laundry plumbing on the main level. This is a unique and versatile propertyâ€”perfect for investors, entrepreneurs, or anyone seeking a blend of character, location, and opportunity. Call your REALTORÂ® for a private tour!

Built in 1912

Essential Information

MLS® #	A2220558
Price	\$480,000
Bathrooms	0.00
Square Footage	2,144
Acres	0.15
Year Built	1912
Type	Multi-Family
Sub-Type	Triplex
Style	2 Storey

Status Active

Community Information

Address 106 3 Street Se
Subdivision SE Hill
City Medicine Hat
County Medicine Hat
Province Alberta
Postal Code T1A0G2

Amenities

Parking Spaces 8
Parking Alley Access, Garage Faces Rear, Gravel Driveway, Parking Pad, Single Garage Detached
of Garages 1

Interior

Interior Features Ceiling Fan(s), Crown Molding, No Animal Home, Wood Windows
Appliances Central Air Conditioner, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Family Room, Gas, Living Room, Brick Facing
of Stories 2
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Corner Lot
Roof Asphalt
Construction Brick, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed May 13th, 2025
Days on Market 59

Zoning

R-MD

Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

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