

# \$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

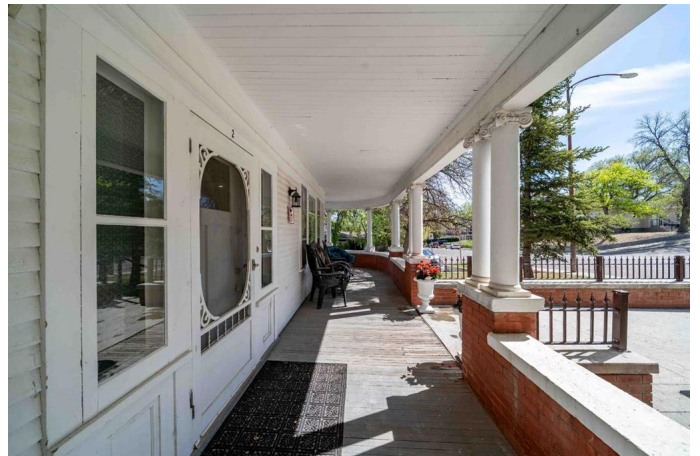
This beautiful 1912 CHARACTER home offers a rare opportunity for investors or anyone dreaming of running a home-based business in a GREAT location—just steps from Medicine Hat's downtown core. Enjoy the best views in Medicine Hat from the upper suite's WRAP-AROUND balcony, overlooking the SCENIC river 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 55

Zoning

R-MD

## **Listing Details**

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

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