

# \$499,900 - 106 3 Street Se, Medicine Hat

MLS® #A2220558

**\$499,900**

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 prime location—just steps from Medicine Hat’s downtown core. Enjoy a bird eye view of MH from the upper suite and its wrap-around balcony, beautiful views of the river valley and walkable access to great restaurants, caf  s, and shops.

The property features three self-contained suites, each with a private entrance and approximately 1,000 sq. ft. of living space, with shared AC, furnace, and hot water tank. SUITE #1 (Upper Floor): 1,100 sq. ft., 3 bedrooms, 1 bathroom, and a stunning wrap-around balcony. This suite also includes its own washer and dryer.

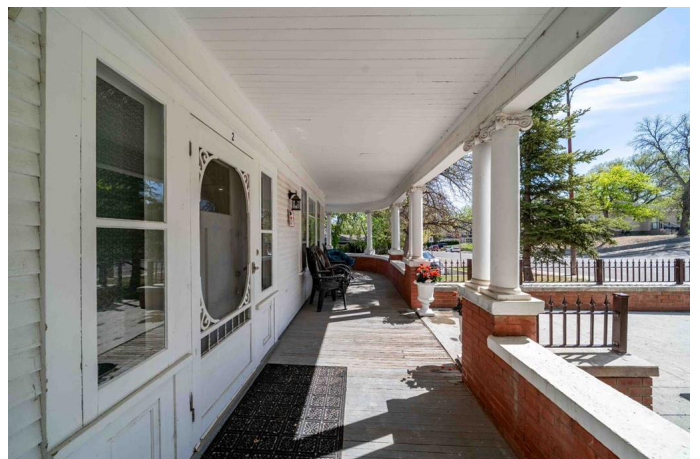
SUITE #2 (Main Floor): 2 bedrooms, 1 bathroom, recently renovated, currently rented for \$1,200/month with lease ending June 1. Washer and dryer are shared with Suite #3.

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

**ADDITIONAL HIGHLIGHTS:** 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.

Loft space upstairs—perfect for a home office, art studio, or yoga retreat.

Utilities are included in the rent. Shingles are about 7 years old. HWT is 2015.



RECENT UPGRADES: main floor completely renovated, a new 200-amp electrical panel, full electrical system update, 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 REALTOR® for a private tour!

Built in 1912

### Essential Information

MLS® #	A2220558
Price	\$499,900
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, Parking Pad, Single Garage Detached, Gravel Driveway
# 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
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	2
Zoning	R-MD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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