\$849,900 - 72 Valleyview Drive Sw, Medicine Hat

MLS® #A2250513

\$849,900

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/Fixed Term until Sept 30, 2025 - Renewal has been offered), (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

MLS® # A2250513 Price \$849,900







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 Stall, Common

Interior

Appliances Central Air Conditioner

Heating Forced Air, Natural Gas

Exterior

Roof Asphalt Shingle

Foundation Slab, Wood

Additional Information

Date Listed August 22nd, 2025

Days on Market 64

Zoning R-MD

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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