

# \$575,000 - 327/329 3 Street Nw, Medicine Hat

MLS® #A2203392

**\$575,000**

3 Bedroom, 3.00 Bathroom, 2,839 sqft

Residential on 0.14 Acres

Riverside, Medicine Hat, Alberta

Fantastic full duplex on SEPARATE titles. With 3 bedrooms and 3 bathrooms, this makes an ideal revenue property.( Primary bedroom has an ensuite and a walk in closet). Great location in quiet Riverside making it ideal for finding tenants. With a shortage of rentals in this city, this will make a good investment for the revenue seeker.

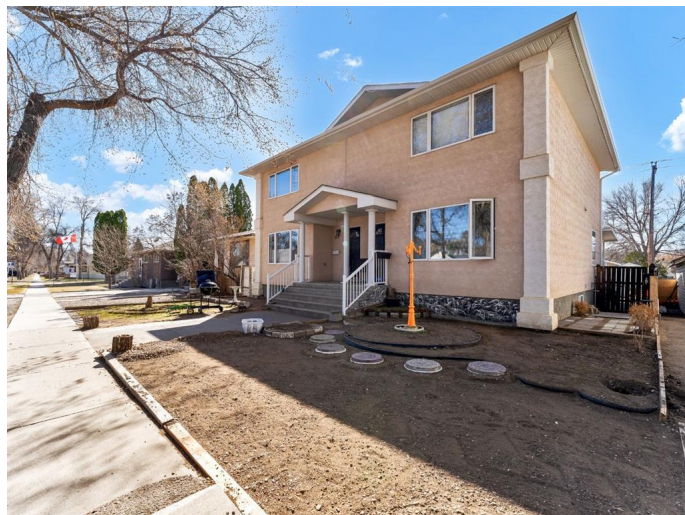
Built in 1998

## Essential Information

MLS® #	A2203392
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,839
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Duplex
Style	Side by Side, 2 Storey
Status	Active

## Community Information

Address	327/329 3 Street Nw
Subdivision	Riverside
City	Medicine Hat



County	Medicine Hat
Province	Alberta
Postal Code	T1A 6L1

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Central Air Conditioner, Electric Range, Microwave, Portable Dishwasher, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	See Remarks, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	114
Zoning	R-ld

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.