

\$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.

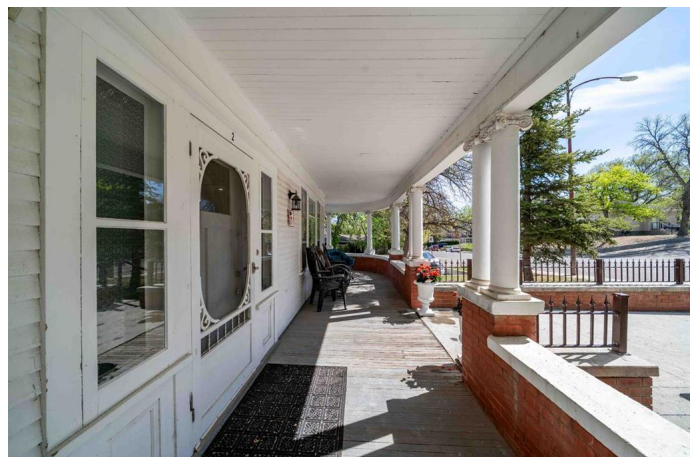
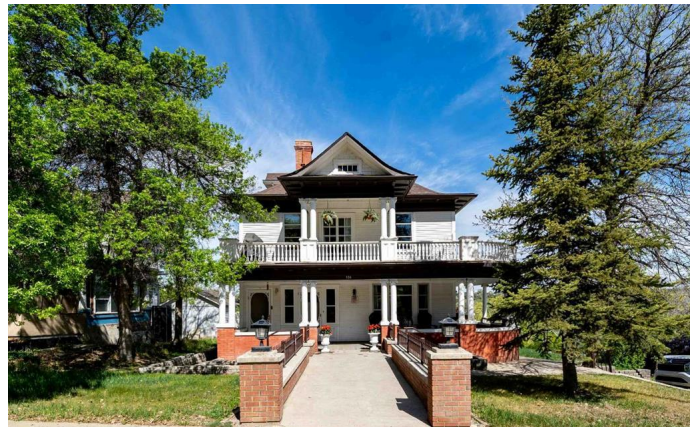
The property features THREE self-contained SUITES, each with a private entrance and approximately 1,000 sq. ft. of living space, with shared AC, furnace, and hot water tank.

SUITE #1 (Upper Floor): 1,100 sq. ft., 2 bedrooms and a LOFT (office), 1 bathroom, and a stunning wrap-around balcony. This suite 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 REALTORÂ® 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, 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	Brick Facing, Family Room, Gas, Living Room
# 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	6
Zoning	R-MD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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