

\$440,000 - 106 3 Street Se, Medicine Hat

MLS® #A2243580

\$440,000

0 Bedroom, 0.00 Bathroom, 2,144 sqft

Multi-Family on 0.15 Acres

SE Hill, Medicine Hat, Alberta

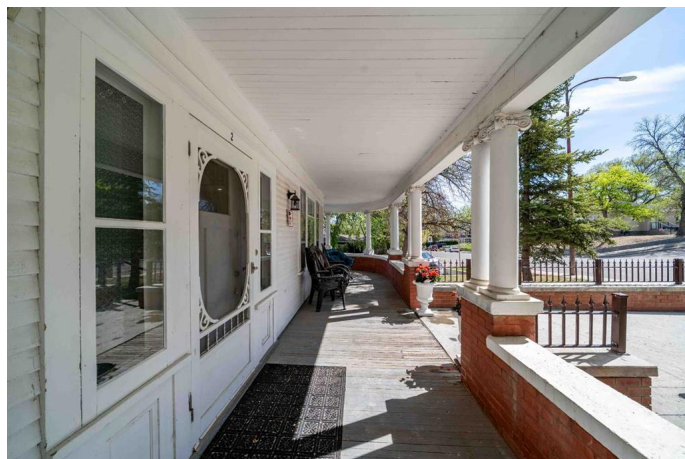
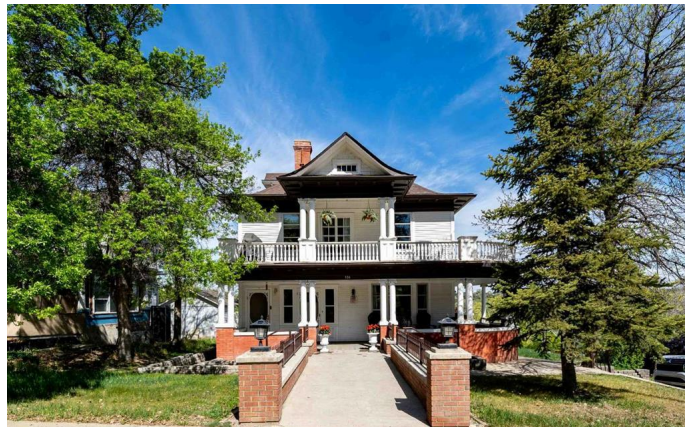
This beautiful 1912 CHARACTER home offers a rare opportunity for investors or anyone dreaming of running a home-based business in a GREAT location—just steps from Medicine Hat's downtown core. Enjoy the best views in Medicine Hat from the upper suite's WRAP-AROUND balcony, overlooking the SCENIC river 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. Rented for \$1,750/month.

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, rented for \$1,500.

SUITE #3 (Basement): is spacious with 1,000 sqft, kitchen, dining room, 1 bedroom, 1 bathroom and is rented for \$800 and 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 property”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® #	A2243580
Price	\$440,000
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	Parking Pad, Single Garage Detached, Alley Access, Garage Faces Rear, Gravel Driveway
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Wood Windows, No Animal Home
Appliances	Central Air Conditioner, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer Stacked, Microwave
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	July 29th, 2025
Days on Market	49
Zoning	R-MD

Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

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