

# \$471,800 - 341 & 343 2 Avenue Nw, Medicine Hat

MLS® #A2217631

**\$471,800**

0 Bedroom, 0.00 Bathroom, 1,566 sqft

Multi-Family on 0.00 Acres

Riverside, Medicine Hat, Alberta

This timeless 1964 side-by-side duplex in the heart of Riverside offers exceptional income potential with up to three separate revenue streams—two suites plus a double detached garage (21x21) Situated on a single title, it's perfect for investors or those looking to live in one unit while renting the other, and rent out garage as well if wanting.

The property features a newer standing seam metal roof with no exposed fasteners, combining durability with sleek, modern appeal. The exterior retains its original brick and stucco finish—an enduring, low-maintenance classic that's stood strong for 60 years and is built to last decades more.

Inside, much of the home's vintage charm remains intact, including beautiful original hardwood floors. Each unit includes 2 bedrooms up, 1 bedroom down, and 2 full bathrooms, offering excellent flexibility for tenants or multi-generational living.

Built in 1964

## Essential Information



MLS® #	A2217631
Price	\$471,800
Bathrooms	0.00
Square Footage	1,566
Acres	0.00
Year Built	1964
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	341 & 343 2 Avenue Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6S5

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway
# of Garages	2

### Interior

Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Lot Description	Corner Lot, Low Maintenance Landscape
Roof	Metal
Construction	Brick

### Additional Information

Date Listed	May 8th, 2025
Days on Market	44

Zoning

R-LD

## **Listing Details**

Listing Office

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