



GRASSROOTS
REALTY GROUP

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517A North Railway Street SE
Medicine Hat, Alberta

MLS # A2316830



\$355,000

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,424 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	MU-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Vinyl Windows		

Inclusions: Fridge x 2, stove x 2, OTR Microwave. Washer, Dryer, Window coverings (all appliances as is)

CLEAN PHASE 2 ENVIRONMENTAL JUST COMPLETED! Unique mixed-use brick building zoned Commercial/Residential with strong live/work or income potential. Updated 2-bedroom apartment upstairs (approx. 1212 sq ft) plus a wide-open main floor (approx. 1212 sq ft) currently suited for retail/commercial—or an easy conversion opportunity for additional residential space on the main. Full basement (approx. 1168 sq ft) adds excellent storage/workshop potential. Upper suite features ‘ceilings, tall windows for great natural light, spacious kitchen with full appliance package, 4-piece bath, in-suite laundry, updated windows, and newer skylight. Main floor offers impressive ‘tin ceilings and an open layout ideal for a storefront, office, studio, or future residential reconfiguration (subject to approvals). Outside you’ll find a large two-tier deck and rear off-street parking for multiple vehicles plus RV. Recent updates include resurfaced roof, modernized wiring, and plumbing. Move-in ready with flexible options: live upstairs and run a business below, rent one or both spaces, or renovate to maximize residential use.