



409 4 Street NW
Medicine Hat, Alberta

MLS # A2319551



\$399,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,143 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Storage		

Inclusions: Fridge x2, stove x2, dishwasher x2, central air conditioning x2, washer x2, dryer x2, window coverings, shed, garage door opener x2 + remote x2.

Welcome to this spacious 2,143 SqFt bi-level home located in a quiet Riverside neighbourhood, offering excellent revenue potential with a legal 1 bedroom basement suite and a 4 bedroom main floor suite. Complete with a double attached garage and ample off street parking, this property is ideal for investors or revenue seekers. The main floor features two generous living room areas, including one accented by a cozy gas fireplace. The spacious kitchen is equipped with a centre island, full appliance package, ample cabinetry, and plenty of counter space. This level also offers four good sized bedrooms, a convenient laundry room, and a 4pc bathroom. One bedroom includes its own 2pc ensuite, while the primary bedroom features double closets and a cozy nook area perfect for getting ready, reading, or relaxing. The lower level hosts a bright and spacious legal 1 bedroom suite complete with a walk-in closet, 4pc bathroom, in-suite laundry, and an open concept living room and kitchen area. A bonus three-season room off the main floor leads through sliding patio doors onto the private deck overlooking the yard. At the rear of the property, you'll find the double attached garage along with a large alley-access driveway, providing plenty of parking for tenants and guests alike. Currently tenant occupied with long term month-to-month agreements in place. The main floor rents for \$1,500/month plus 1/2 utilities, while the basement suite rents for \$1,300/month plus 1/2 utilities. Tenants would like to stay. A fantastic opportunity to add a strong revenue generating property to your investment portfolio!