



**2257 Upland Drive SE  
Medicine Hat, Alberta**

**MLS # A2321614**



**\$439,900**

<b>Division:</b>	Connaught		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Off Street, Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Water:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge -2, stove -2, dishwasher -1, hood fan -2, blinds, ac unit -2, washer and dryer (unit 2257)

This exceptional full side-by-side duplex in the highly desirable Connaught area offers an incredible opportunity for savvy investors or buyers seeking an ideal mortgage helper. Situated at 2257 Upland Drive SE, this property features two well-maintained units that share only a single center common wall, ensuring excellent privacy for occupants. Each side functions independently with its own separate entrance, dedicated paved parking pad, and a fully fenced yard complete with mature trees and green space. The thoughtful layout of both units includes a bright main-floor living room and kitchen, two comfortable bedrooms, a 4-piece bathroom, and two private decks located at both the front and back of the home. The lower levels expand the living space significantly, each offering a generous family room, two additional bedrooms, a 3-piece bathroom, and a dedicated utility and laundry room. Key updates include a new furnace and new flooring in unit 2251. Meanwhile, Unit 2257 features modern, low-maintenance vinyl plank flooring throughout the entire space and new front decks on both units. Location is a major highlight for tenants and owners alike, as the property is centrally located and within easy walking distance of Medicine Hat College, local schools, parks, walking paths, shopping centers, and local restaurants. Combining strong revenue potential with an unbeatable location, this unique duplex is a turnkey investment already performing.