



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

64 Valleyview Drive SW
Medicine Hat, Alberta

MLS # A2328543



\$895,000

Division:	SW Hill		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	3,344 sq.ft.	Age:	1995 (31 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Lot		
Lot Size:	0.26 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Laminate	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Wood	Utilities:	-
Features:	-		

Inclusions: fridge x 4, dishwasher x4, stove x 4, Central AC x 4

Exceptional investment opportunity! This well-maintained 4-plex is ideally located by the hospital, making it highly desirable for healthcare professionals, families, and long-term tenants. Each of the four spacious units offers 4 bedrooms and 2 full bathrooms, providing comfortable living with generous space for occupants. Whether you're looking to expand your investment portfolio or secure a strong income-producing property, this multi-family building offers excellent rental potential in a sought-after location. Don't miss your chance to own a quality investment with spacious units in a prime area.