



GRASSROOTS
REALTY GROUP

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**908 Ross Glen Drive SE
Medicine Hat, Alberta**

MLS # A2332809



\$469,900

Division:	Ross Glen		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,242 sq.ft.	Age:	1987 (39 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	R-LD
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge x2, Stove x2, Dishwasher x2, Shed (unit 908)

Don't miss this excellent investment opportunity! Add this fully tenanted full duplex to your investment portfolio and start generating income from day one. With both units occupied, this property offers immediate cash flow and excellent long-term investment potential. Each unit features 3 bedrooms and 1.5 bathrooms, with functional layouts that appeal to a wide variety of tenants. The desirable Ross Glen location is conveniently close to schools, parks, shopping, and many other everyday amenities. Whether you're an experienced investor looking to expand your portfolio or purchasing your first revenue property, this duplex is an opportunity you won't want to miss. This property has been well maintained over the years with some key updates including shingles and both furnaces approximately 10 years ago, HWTs in 2019 and 2023, and unit 908 was recently freshly painted top to bottom, including the back deck. Add this stress free property to your portfolio today!