



GRASSROOTS
REALTY GROUP

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804 8 Street SE
Medicine Hat, Alberta

MLS # A2341311



\$524,900

Division:	River Flats		
Type:	Multi-Family/Triplex		
Style:	1 and Half Storey		
Size:	1,772 sq.ft.	Age:	1914 (112 yrs old)
Beds:	-	Baths:	-
Garage:	Additional Parking, Assigned, Off Street, Parking Lot, Parking Pad, Plug-In		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: 3 electric stoves, 3 refrigerators, 1 washer, 1 dryer, 1 stacking washer/dryer, 1 range hood fan, 2 OTR Microwaves, 1 dishwasher, 1 AC Unit, 2 Ceiling fans, Window coverings upstairs,

Welcome to 804 8 Street SE, Medicine Hat, a beautifully renovated character home and Legal Triplex offering an excellent opportunity for investors, multi-generational families, or homeowners looking to offset their mortgage with rental income. This unique property features three separate suites. The two basement suites are currently rented for a combined \$1,900 per month, while the spacious main-floor suite has previously rented for \$2,100 per month, providing excellent revenue potential. Situated on a large lot, the property offers a fully fenced and private backyard surrounded by mature trees, along with a spacious storage shed and plenty of off-street parking. Three assigned parking stalls with plug-ins are provided for the basement suites, while an additional three off-street parking spaces serve the main-floor suite. Outdoor living is another highlight, with a large, recently upgraded shaded deck as well as a separate private deck off the main-floor entrance. Inside, the expansive main level is bright, welcoming, and full of character. The kitchen and dining area have been beautifully updated with newer flooring and paint, renovated countertops, and stainless steel appliances approximately one year old. The adjoining living room provides plenty of space to relax or entertain, while two generously sized bedrooms and a full bathroom complete the main floor. A conveniently located stacked washer and dryer can be found on the way to the upper level. Upstairs offers even more living space with a large bedroom, second full bathroom, charming nooks, and additional storage, creating a cozy and functional retreat. The lower level is accessed through a separate entrance and contains two self-contained suites. Each suite has its own utilities, with both sharing access to a common laundry area. With its combination of character, thoughtful renovations, generous outdoor space, ample

parking, and established rental income, 804 8 Street SE offers exceptional versatility as a revenue property, multi-generational home, or owner occupied investment. Call your REALTOR® today to arrange your private viewing of this impressive income producing property!