



GRASSROOTS
REALTY GROUP

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**341 & 343 2 Avenue NW
Medicine Hat, Alberta**

MLS # A2217631



\$471,800

Division:	Riverside		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,566 sq.ft.	Age:	1964 (61 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached, Driveway		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Hardwood, Vinyl	Water:	-
Roof:	Metal	Sewer:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: appliances X 2

This timeless 1964 side-by-side duplex in the heart of Riverside offers exceptional income potential with up to three separate revenue streams—two suites plus a double detached garage (21x21) Situated on a single title, it's perfect for investors or those looking to live in one unit while renting the other, and rent out garage as well if wanting. The property features a newer standing seam metal roof with no exposed fasteners, combining durability with sleek, modern appeal. The exterior retains its original brick and stucco finish—an enduring, low-maintenance classic that's stood strong for 60 years and is built to last decades more. Inside, much of the home's vintage charm remains intact, including beautiful original hardwood floors. Each unit includes 2 bedrooms up, 1 bedroom down, and 2 full bathrooms, offering excellent flexibility for tenants or multi-generational living.