



**GRASSROOTS**  
REALTY GROUP

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**241 11 Street SW**  
**Medicine Hat, Alberta**

**MLS # A2264173**



**\$419,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached, Stall		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Stove (3) Fridge (3) Microwave (1) Washer/Dryer (1) All Window Coverings

Exceptional Revenue Opportunity in SW Hill &ndash; 3 Legal Living Spaces! Welcome to this charming and versatile home nestled on a picturesque, tree-lined street in the sought-after SW Hill neighbourhood. This property is a rare find, offering three separate living spaces, including two fully legal basement suites, perfect for investors or savvy homeowners looking to generate income. The freshly painted main floor features three spacious bedrooms, a full 4-piece bathroom, an open-concept living room, and a bright kitchen with dining area. Recent updates such as new window coverings and refreshed cabinet hardware add a modern, inviting touch. Whether you choose to live on the main floor or rent it out as a third suite, the options are flexible and financially rewarding. Downstairs, the basement boasts two legal one-bedroom suites, each with its own kitchen and living room. These suites share a 4-piece bathroom and a common laundry area, and are currently tenant-occupied providing immediate rental income. Outside, enjoy a detached single garage, both front and back yards, and convenient off-street parking stalls. This is a turn-key investment with strong revenue potential and excellent long-term value. Please note: 24-hour notice is required for showings due to tenant occupancy in the basement suites.