



**628 Industrial Avenue SE  
Medicine Hat, Alberta**

**MLS # A2282918**



**\$445,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Front/Back		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	MU
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Dishwasher, Refrigerator, Stove, Range Hood, Washer, Dryer, Central Air Conditioner, Window Coverings

Excellent Investment Opportunity with Full Duplex Bilevel Design. This well-maintained full duplex offers a fantastic opportunity for investors or owner-occupants looking for flexible income potential. Each unit features a thoughtfully designed bilevel layout with spacious, functional living areas throughout. The main floor of each unit welcomes you with a large living room offering access to a private deck, complete with convenient enclosed storage underneath. A good-sized dining area flows seamlessly into the functional kitchen, which features a corner pantry and ample cabinetry for everyday living. The main level is rounded out by a comfortable primary bedroom with a walk-in closet and a private 3-piece ensuite. The lower level in each unit provides additional living space with two more bedrooms, a full 4-piece bathroom, dedicated laundry, and plenty of storage. With mirrored layouts, private outdoor space, and strong rental appeal, this full duplex is a smart addition to any real estate portfolio. A solid, turn-key investment opportunity you won't want to miss.