



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

**MLS # A2282921**



**\$445,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Front/Back		
<b>Size:</b>	1,458 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>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	MU
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

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

**Versatile Full Duplex with Income-Generating Potential-** This well-cared-for full duplex presents an excellent opportunity for investors or buyers seeking a mortgage helper option. Designed with practicality in mind, both units offer a smart bilevel layout that maximizes space, comfort, and functionality. Each unit opens to a spacious main living area with direct access to a private deck—ideal for relaxing or entertaining—with the added bonus of enclosed storage below. The adjacent dining space connects seamlessly to the efficient kitchen, complete with ample cabinetry and a convenient corner pantry. Also on the main floor is a generous primary bedroom featuring a walk-in closet and its own 3-piece ensuite for added privacy. Downstairs, both units offer two additional bedrooms, a full 4-piece bathroom, a dedicated laundry area, and plenty of storage, providing flexibility for tenants or extended family living. With mirrored floor plans, private outdoor spaces, and strong rental demand, this duplex offers dependable income potential and long-term value. A turn-key property with broad appeal—an excellent addition to any investment strategy.