



**517A North Railway Street SE
Medicine Hat, Alberta**

MLS # A2288140



\$389,000

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,424 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	MU-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Vinyl Windows		

Inclusions: Fridge x 2, Stove x 2, OTR Microwave, Washer, Dryer, Window Coverings

CLEAN PHASE 2 ENVIRONMENTAL JUST COMPLETED! Prepare to be captivated by this truly unique mixed-use property offering exceptional flexibility and diverse revenue opportunities! Zoned for Commercial/Residential use, this solid brick building features an updated 2-bedroom apartment upstairs, a wide open main floor retail or commercial space, and a full basement for added functionality. The upper level boasts 1212 sq ft of thoughtfully renovated living space, including a spacious kitchen with full appliance package, 4-piece bathroom, in-suite laundry, updated windows, and a newer skylight. High 9-foot ceilings and tall windows fill the suite with natural light, highlighting its timeless character and warmth. The main floor offers 1212 sq ft of wide open space with soaring 12-foot tin ceilings —perfect for retail, office, studio, or recreation. Previously operated as a successful appliance business, this area is ready for your vision, whether you lease it out or run your own business. Downstairs, a 1168 sq ft full basement provides ample room for a workshop, hobby room, or extensive storage. Step outside to enjoy a spacious two-tiered deck, ideal for relaxing or entertaining. Rear off-street parking accommodates multiple vehicles plus an RV. Recent updates include a resurfaced roof, modernized wiring, and plumbing. This exceptional property is move-in ready and offers the rare chance to live and work under one roof, generate rental income, or build your investment portfolio. Endless possibilities await the next proud owner!