



**447 Allowance Avenue SE
Medicine Hat, Alberta**

MLS # A2300348



\$499,900

Division:	River Flats		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,435 sq.ft.	Age:	1941 (85 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached, Driveway, Garage Faces Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-LD
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: FRIDGE X4, STOVE X4, WASHER X1, DRYER X1, GARAGE DOOR OPENER

Welcome to 447 Allowance Ave SE, a solid four-plex in Medicine Hat's River Flats offering an excellent opportunity for investors looking for strong rental potential. This property features four self-contained units, including two spacious 2-bedroom, 1-bath suites and two comfortable 1-bedroom, 1-bath plus den suites, appealing to a wide range of tenants. Several units have been updated with modern flooring and fresh paint, creating clean and inviting living spaces. The property also includes a detached garage/workshop, ideal for additional storage, maintenance space, or potential extra rental value (currently rented). Tenants will appreciate the four off-street parking stalls, a valuable feature in this central location. The fully fenced yard adds additional functionality, making it practical for tenant enjoyment, security, and defined outdoor space. Situated in the River Flats, residents enjoy convenient access to downtown amenities, parks, walking trails, and transit, making it an attractive rental location. Whether you're expanding your portfolio or looking for a solid multi-family investment, 447 Allowance Ave SE is a property worth exploring. Call your REALTOR® to book a private viewing!