



GRASSROOTS
REALTY GROUP

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**1-4, 800 Spruce Way SE
Medicine Hat, Alberta**

MLS # A2207975



\$889,900

Division:	SE Southridge		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	3,296 sq.ft.	Age:	2000 (25 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	Carpet, Hardwood, Linoleum	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 4 Fridges, 4 Stoves, 4 Dishwashers, 4 Washers, 4 Dryers, Central A/C (4), Existing Window coverings

Excellent opportunity to invest in a beautifully maintained 4 plex with virtually maintenance free yard! Each unit on its own Title, opening it up for further future opportunities! Extremely well maintained by the current owners, thoughtful care has gone into the care and updates as needed and beyond. Two of the units enjoy fantastic views of the school fields and easy access, which is perfect for renting to families. There is a significant amount of paved parking as well as long term tenants! Two of the units #1 & #3 enjoy updated hardwood flooring as well as garden doors (all units) and enclosed under decks for additional storage, unit #1 enjoys lovely granite counter and updated backsplash along with s/s appliances. New Shingles 2016. Each unit has 3 bedrooms /2 baths with the master including a walk in closet and each unit also has 2 living spaces . Move into one of the units and let the others pay your way?!? Such a great opportunity to invest in yourself, invest in your future!