# \$889,900 - 1-4, 800 Spruce Way Se, Medicine Hat

MLS® #A2207975

### \$889,900

0 Bedroom, 0.00 Bathroom, 3,296 sqft Multi-Family on 0.00 Acres

SE Southridge, Medicine Hat, Alberta

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!

Built in 2000

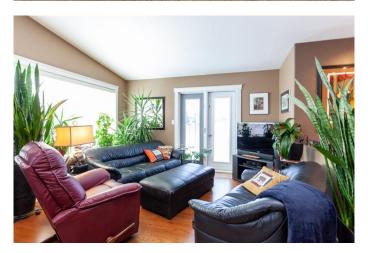
#### **Essential Information**

MLS® # A2207975 Price \$889,900

Bathrooms 0.00 Square Footage 3,296 Acres 0.00







Year Built 2000

Type Multi-Family

Sub-Type 4 plex Status Active

## **Community Information**

Address 1-4, 800 Spruce Way Se

Subdivision SE Southridge
City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1B4M4

#### **Amenities**

Parking Spaces 6

Parking Off Street

#### Interior

Interior Features Vaulted Ceiling(s), Walk-In Closet(s)

Appliances See Remarks

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 21st, 2025

Days on Market 14

Zoning R-MD

## **Listing Details**

Listing Office REAL BROKER

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