

# \$419,900 - 337 & 339 Ash Avenue Se, Medicine Hat

MLS® #A2261265

**\$419,900**

3 Bedroom, 2.00 Bathroom, 588 sqft

Residential on 0.15 Acres

River Flats, Medicine Hat, Alberta

Discover this well-maintained full duplex located in a desirable area of the River Flats, offering a great opportunity for investors or those looking to live in one side and rent the other. Each unit features 3 bedrooms, 1.5 bathrooms, and 587 sq ft of comfortable living space.

Both sides are well looked after and come with fully fenced yards, providing privacy and securityâ€”perfect for families or tenants with pets. Each unit also includes a private storage shed, adding valuable outdoor storage space. Enjoy the convenience of being close to schools, parks, walking paths, and shopping, making this a highly rentable location. With low maintenance requirements, this duplex is ideal for investors seeking a hassle-free addition to their portfolio.

Built in 1988

## Essential Information

MLS® #	A2261265
Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	588
Acres	0.15
Year Built	1988



Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	337 & 339 Ash Avenue Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8J6

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Rectangular Lot, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	R-LD

### Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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