

**201 5 Street SE
Medicine Hat, Alberta**

MLS # A2285332



\$369,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	1947 (79 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: 2 fridges, 2 stoves, dishwasher, central air, washer, dryer, stacking washer/dryer

A rare investment opportunity delivering an excellent return with a cap rate just over 8%. This versatile property features two separate homes on a generous 75 x 130 lot, each individually fenced and offering off-street parking. The main residence is a brick home offering 1,157 sq ft of living space with 4 bedrooms and 2 bathrooms. The fully self-contained secondary bachelor suite adds charm with a cozy cottage feel and includes its own kitchen, 4-piece bath, and convenient stacking laundry. Zoned for medium density, this property offers strong future potential while generating immediate income with long-term tenants already in place. Ideally located within walking distance to schools, downtown restaurants and shopping, walking paths, and parks—an unbeatable combination of location, income, and upside.