



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.