

# \$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 | 9                |
| Zoning         | R-MD             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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