

# \$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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