

\$375,000 - 306-310 Princess Street, Monarch

MLS® #A2244305

\$375,000

7 Bedroom, 3.00 Bathroom, 2,461 sqft

Residential on 0.40 Acres

NONE, Monarch, Alberta

If you're looking for a unique revenue-generating property, you've found it here! Once Monarch's train station, this property was moved onto a large lot within Monarch and converted into a triplex. One unit has 2 storeys with 3 bedrooms / 1 bathroom, the other two are one level with 2 bedrooms / 1 bathroom each. If you're looking for your next home, this is an ideal place to house-hack: live in one unit and continue to rent out the other two! If you're an investor, you can rent out all 3 units for a good profit each month, or if you're handy you could choose to convert this into one large family home!

Essential Information

MLS® #	A2244305
Price	\$375,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	2,461
Acres	0.40
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information



Address	306-310 Princess Street
Subdivision	NONE
City	Monarch
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1M0

Amenities

Parking Spaces	8
Parking	Off Street, Additional Parking, Guest, On Street, Unassigned

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Dog Run, Fire Pit, Storage
Lot Description	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Lawn, Treed, Fruit Trees/Shrub(s), Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	July 29th, 2025
Days on Market	21
Zoning	HR

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.