

\$419,900 - 241 11 Street Sw, Medicine Hat

MLS® #A2264173

\$419,900

5 Bedroom, 2.00 Bathroom, 1,187 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

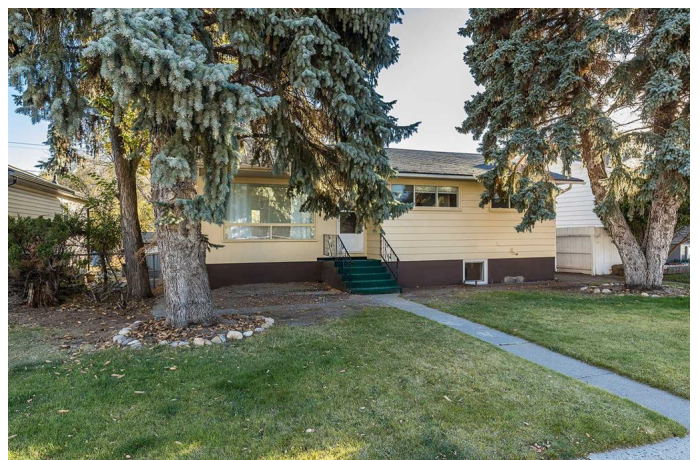
Exceptional Revenue Opportunity in SW Hill
â€“ 3 Legal Living Spaces!

Welcome to this charming and versatile home nestled on a picturesque, tree-lined street in the sought-after SW Hill neighbourhood. This property is a rare find, offering three separate living spaces, including two fully legal basement suites, perfect for investors or savvy homeowners looking to generate income.

The freshly painted main floor features three spacious bedrooms, a full 4-piece bathroom, an open-concept living room, and a bright kitchen with dining area. Recent updates such as new window coverings and refreshed cabinet hardware add a modern, inviting touch. Whether you choose to live on the main floor or rent it out as a third suite, the options are flexible and financially rewarding.

Downstairs, the basement boasts two legal one-bedroom suites, each with its own kitchen and living room. These suites share a 4-piece bathroom and a common laundry area, and are currently tenant-occupied providing immediate rental income. Outside, enjoy a detached single garage, both front and back yards, and convenient off-street parking stalls. This is a turn-key investment with strong revenue potential and excellent long-term value. Please note: 24-hour notice is required for showings due to tenant occupancy in the basement suites.

Built in 1954



Essential Information

MLS® #	A2264173
Price	\$419,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,187
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	241 11 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4S5

Amenities

Parking Spaces	3
Parking	Stall, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard

Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	31
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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