

\$429,000 - 933 & 935 1 Street Sw, Medicine Hat

MLS® #A2271240

\$429,000

0 Bedroom, 0.00 Bathroom, 1,755 sqft

Multi-Family on 0.00 Acres

SW Hill, Medicine Hat, Alberta

Full Duplex in a Prime Location – Strong Investment Opportunity! This well-kept full duplex offers exceptional value with a convenient location just minutes from the Trans-Canada Highway, the Hospital, and River Heights School. Each side features a spacious and practical layout, making this an ideal addition to any investment portfolio. Both units offer bright main floors with large living rooms, good-sized eat-in kitchens, two comfortable bedrooms, and a full 4-piece bathroom. The lower levels are fully developed, providing generous family rooms, a third bedroom, a 3-piece bathroom, and dedicated laundry/storage rooms for added convenience.

Tenants enjoy front parking for two vehicles per unit and private fenced backyards – a great perk for outdoor enjoyment and privacy. Even better, each tenant pays their own utilities, keeping expenses low for the owner. This property delivers strong and steady rental income at \$2,200 per month, with long-term tenants who would love to stay, making this a truly turn-key investment. Thoughtful updates have already been handled, including:

– Shingles replaced in 2015

– Unit 935 – New flooring, fresh paint, new furnace & A/C (2025)

– Unit 933 – New hot water tank (2023) and furnace replaced in 2014

Whether you're a seasoned investor or exploring your first rental opportunity, this duplex checks all the boxes – a great



location, reliable income, and major updates complete. Don't miss your chance to secure a solid investment in a high-demand area!

Built in 1992

Essential Information

MLS® #	A2271240
Price	\$429,000
Bathrooms	0.00
Square Footage	1,755
Acres	0.00
Year Built	1992
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

Community Information

Address	933 & 935 1 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3Z5

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Construction Wood Frame

Additional Information

Date Listed November 17th, 2025

Days on Market 1

Zoning R-LD

Listing Details

Listing Office RE/MAX MEDALTA REAL EST



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