

# \$879,900 - 72 Valleyview Drive Sw, Medicine Hat

MLS® #A2250513

**\$879,900**

0 Bedroom, 0.00 Bathroom, 3,345 sqft

Multi-Family on 0.00 Acres

SW Hill, Medicine Hat, Alberta

Excellent Investment Opportunity! This fully rented 4-plex is ideally located close to restaurants, schools, the hospital, parks, and walking paths, making it highly desirable to tenants. Each spacious unit offers 775 sq. ft. of living space and features 4 bedrooms(1+3) with walk-in closets, laundry rooms, 2 full bathrooms, a good size kitchen/dining with all appliances, a generously sized living room, and its own private balcony. Every unit also includes 2 designated parking stalls conveniently located right out front of the units. With leases already in place and a functional layout that appeals to a wide range of renters, this property is a strong addition to any investment portfolio. Currently the units are being rented out for: (Unit 1 \$1675/mon/Fixed Term until June 30 2026), (Unit 2 \$1540/mon/Fixed Term until July 31, 2026), (Unit 3 \$1300/mon/Fixed Term until Sept 30, 2025 - Renewal has been offered), (Unit 4 \$1300/mon/Month to Month) - EXPENSES: Current Insurance Premium - \$248/month (\$2976/year) Property Taxes - \$645.50/Month (\$7,746/Year) Tenants Pay all their own Utilities

Built in 1994

## Essential Information

MLS® # A2250513

Price \$879,900



|                |              |
|----------------|--------------|
| Bathrooms      | 0.00         |
| Square Footage | 3,345        |
| Acres          | 0.00         |
| Year Built     | 1994         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |
| Style          | Bi-Level     |
| Status         | Active       |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 72 Valleyview Drive Sw |
| Subdivision | SW Hill                |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1A 8N6                |

### Amenities

|                |               |
|----------------|---------------|
| Parking Spaces | 8             |
| Parking        | Stall, Common |

### Interior

|            |                         |
|------------|-------------------------|
| Appliances | Central Air Conditioner |
| Heating    | Forced Air, Natural Gas |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Slab, Wood      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 18                |
| Zoning         | R-MD              |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.