



GRASSROOTS
REALTY GROUP

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**511 12 Street NW
Medicine Hat, Alberta**

MLS # A2240278



\$319,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed, U/G Sprinklers,

Perfect for first-time buyers or savvy investors, this well-kept bungalow offers incredible flexibility in an established neighbourhood. Just minutes from downtown, shopping, schools, transit, and recreation and swimming pools. The location couldn't be better. The main floor features two bright and spacious bedrooms, a full 4-piece bathroom, and a large kitchen. The basement is set up with a summer kitchen, large family room, a decent size bedroom and a 3-piece bathroom. You'll also love the oversized single garage., overhead door and opener, and two additional outdoor parking stalls—plenty of room for guests. Outside you will find a spacious, fully landscaped yard, with underground sprinklers. This is a smart and affordable choice for homeowners and investors alike. New roof 2025. Don't miss your chance—book your private showing today!