



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

75 12 Street NW
Medicine Hat, Alberta

MLS # A2242516



\$399,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer & Dryer, Window Coverings, Central Vac w/Attachments, Central A/C, Shed, U/G Sprinklers, Garage Door Opener & Remote.

This beautifully renovated bungalow blends modern upgrades with a warm, inviting atmosphere—perfect for families, downsizers, or anyone seeking a stylish, move-in-ready home. Step inside to discover hardwood floors flowing through most of the main level, creating a sense of continuity and elegance. The updated kitchen features plenty of cabinets, stainless steel appliances, and quartz countertops—ideal for both everyday cooking and entertaining. The open layout connects the dining area with a cozy living room with a gas fireplace. The main floor offers 2 bedrooms, including a spacious primary bedroom with a walk-in closet, a 4-piece bathroom, and a useful flex space that can serve as a home office, den, or practical boot room to suit your needs. The fully developed basement expands your living area with a large family room perfect for movie nights, two additional large bedrooms, and another full 4-piece bath. A large utility/laundry/storage room provides ample space for organization and hobbies. Outside, enjoy the lifestyle of a large fenced lot featuring underground sprinklers, a spacious deck with gas line for your BBQ, and an oversized single detached garage. The yard is ideal for gardening, play, or future outdoor projects. Whether you’re hosting summer barbecues, setting up a fire pit, or simply relaxing under the stars, this outdoor space offers endless potential. With extensive renovations already completed, all that’s left to do is move in, relax, and start enjoying the lifestyle this beautiful home has to offer. Don’t wait—call your favourite agent today to schedule your private viewing!