



GRASSROOTS
REALTY GROUP

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373 12 Street NE
Medicine Hat, Alberta

MLS # A2244181



\$359,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot, See Remarks		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Hooded Fan, Dishwasher, All Blinds & Most Window Coverings, T.V. & Bracket(Primary Bedroom), Wall Mount (for T.V. in basement), Desk(basement), Central Air-Conditioner, Attached Cupboards in Garage, Shed (backyard), Wood Play Center, Concrete Block Fire Pit, Underground Sprinklers w/timer (backyard), Wood Hut (behind garage), EGDO + 1 Remote 'As Is

Welcome to this wonderfully maintained 4-bedroom, 2-bathroom bungalow that blends comfort, charm, and curb appeal in one inviting package! Nestled in a family-friendly neighborhood just steps from local schools, this attractive home boasts a classic brick and stucco exterior that immediately catches the eye. Step inside to discover generously sized bedrooms filled with natural light—perfect for growing families or those who love a little extra space. The open and functional layout is ideal for both daily living and entertaining. Outdoors, the amazing yard is where the magic continues! Whether you're hosting summer barbecues on the concrete patio, enjoying a quiet morning coffee on the wood deck, or watching the kids play on the wooden play center, this backyard is a dream come true. A heated, single-car garage adds convenience, while the manicured landscaping and timeless exterior make this home truly stand out on the block. This is more than just a house—it's a warm and welcoming place to call home. Don't miss your chance to fall in love—schedule your showing today!