



GRASSROOTS
REALTY GROUP

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11 1 Street SE
Medicine Hat, Alberta

MLS # A2256257



\$355,000

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,481 sq.ft.	Age:	1949 (76 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Dog Run Fenced In, Front Yard, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, See Remarks		

Inclusions: ELECTRIVE STOVE, DISHWASHER, REFRIGERATOR, WASHER & DRYER

Welcome to this raised bungalow in the heart of Medicine Hat—where classic character meets today’s conveniences. Just a short stroll from the city’s library, Arts Centre, courthouse, city hall, and downtown shops, this home offers unmatched walkability. You’re only an 8-minute drive to either end of the city (Costco and the mall) and just a 3-minute drive to the hospital, schools, YMCA, Safeway on Division Ave., walk-in clinics, pharmacies, and gas stations. Be delighted to come home each day to the warmth of family gathered in the formal dining area and kitchen—the perfect space for sharing meals and moments together. Then unwind in the spacious living room, where the cozy glow of the gas fireplace sets the scene for cherished memories and holiday traditions. On the main floor, you’ll find a full bathroom, two bedrooms—including a primary with its own 2-pc bath, offering plenty of comfort for your family. The finished basement opens the door to so many possibilities. With its own entrance setup, two bedrooms (each with a living area), a full bathroom, laundry, and a kitchenette hookup, it’s the perfect space for extended family, guests, or even creating a cozy suite. Step outside to an oversized deck and backyard designed to host summer barbecues, entertain friends, or simply unwind under the mature trees that create a private, peaceful atmosphere. Convenient outdoor access to a bathroom means no rushing indoors. As the sun sets in the west, you’ll appreciate the long, peaceful evenings in your own backyard retreat.