



**GRASSROOTS**  
REALTY GROUP

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

**341 12 Street NE**  
**Medicine Hat, Alberta**

**MLS # A2257283**



**\$349,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Shed, Central Vac (as is), Garage heater, basement fridge. All furniture is negotiable

Welcome to this updated 5-bedroom bungalow in the heart of NECH, perfectly located across from a beautiful green space with mature trees. This home offers 3 bedrooms on the main floor and 2 additional bedrooms in the basement (windows do not meet egress), making it a great fit for families of all sizes. The spacious and bright kitchen is perfect for gathering, while the main floor bathroom was fully renovated in 2020 for a modern touch. Enjoy peace of mind with newer shingles on the house (2017) and garage (2015), along with updated windows upstairs. The fully developed basement provides a large laundry area, extra living space, and two additional bedrooms. Step outside to a covered backyard deck—ideal for relaxing or entertaining—plus RV parking in the front and alley access to the oversized 24x26 garage with 10’ walls. This property is close to elementary and high schools, shopping, restaurants, and the Big Marble Centre, making it an excellent family-friendly location. Don’t miss the chance to own this wonderful family home in a fantastic neighborhood!