



**150 11 Street NE  
Medicine Hat, Alberta**

**MLS # A2258022**



**\$325,000**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** 3 sheds, garden tools in shed, heater in sunroom

Welcome to this beautifully maintained 1600+ sq ft brick bungalow, perfectly situated on a peaceful, tree-lined street. Designed for comfort and accessibility, this home is built on a slab foundation—which means ZERO stairs—making it ideal for all stages of life. Inside, you'll find three bedrooms and three full bathrooms, offering plenty of room for family and guests. The bright, open-concept layout features vinyl windows throughout, flooding the home with natural light. A highlight of the home is the enclosed sunroom, perfect for enjoying your morning coffee or relaxing year-round. Additional features include a new roof, a heated double garage, and low-maintenance brick and stucco exterior for lasting curb appeal. Whether you're downsizing, seeking single-level living, or just looking for a quiet neighborhood, this property checks all the boxes. Don't miss your chance to own this rare find—schedule your private viewing today!