



**GRASSROOTS**  
REALTY GROUP

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**482 11 Street SE  
Medicine Hat, Alberta**

**MLS # A2259323**



**\$539,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, OTR Microwave, Dishwasher, Cabinets in Dining Room, Washer, Dryer, Window Coverings/Blinds, Garage Door Opener with 1 Remote, 2 TV Mounts, Gazebo.

Built in 2011, this 1,683 sq ft home blends timeless character with modern style. Featuring 3 spacious bedrooms and 3 bathrooms, with the potential for a 4th bedroom and bathroom in the basement, this property offers incredible flexibility for a growing family. The charming covered front porch provides excellent curb appeal and is the perfect spot to enjoy your morning coffee. Inside, the spacious living room is anchored by a cozy gas fireplace and rich hardwood floors that flow throughout the main floor. The gorgeous kitchen is complete with dark cabinetry, granite countertops, tiled backsplash, corner pantry, island, and stainless steel appliances, while the inviting dining area opens directly to the back deck &mdash; it's ideal for entertaining. The main floor also features a 2-piece powder room and a built-in desk with granite countertop and cabinets &mdash; perfect for a home office, study space, or even a stylish butler's pantry. Upstairs, you'll find a spacious primary suite with a 4-piece ensuite and deep walk-in closet, plus two large bedrooms, another full bathroom, and the convenience of second-floor laundry with built-in shelving to complete this level. The basement is framed, drywalled, and wired, ready for your finishing touches, with space for a 4th bedroom, 4th bathroom, and family room. Outside, the fully fenced and landscaped yard features a gazebo, a large deck with a gas line for BBQ, and a double detached garage, insulated and heated for year-round use. Additional modern features include central air conditioning and hot water on demand. Located in a highly sought-after area close to schools, parks, shopping, and amenities, this home offers modern living with classic SE Hill charm &mdash; move-in ready with room to grow!

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