



GRASSROOTS
REALTY GROUP

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438 11 Street SE
Medicine Hat, Alberta

MLS # A2259674



\$219,900

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,025 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: central AC, shed, upstairs tv mount, bathroom cabinet, blinds/window coverings, curtain rods

This charming character home blends original detail with thoughtful updates, creating a warm and inviting place to call your own. This home is ideal for a first time home buyer looking to enter the market, downsizer, or even a revenue buyer looking to add to their portfolio. From the front, you'll love the timeless curb appeal and the sun-filled, south-facing enclosed patio that doubles as the perfect reading nook. Inside, the freshly painted interior feels bright and welcoming with a spacious living room, a formal dining area, two comfortable bedrooms, and a 4-piece bathroom. The kitchen offers a stainless steel appliances, a cozy breakfast nook, and the convenience of main-floor laundry. Upstairs, the loft provides a versatile retreat that can serve as a play room, hangout space or office. Outside, the fenced backyard is both private and spacious - an ideal spot for summer gatherings or simply relaxing, with plenty of room to add a garage if desired. Property also has plenty of parking at the back of the lot. This is a wonderful opportunity to enjoy the character and charm of a classic home while having the flexibility to make it your own. For well under \$250K this home shows great, is turn-key, and ready for a quick possession.