



GRASSROOTS
REALTY GROUP

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627 12 Street NE
Medicine Hat, Alberta

MLS # A2269932



\$349,800

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, hood fan, washer, dryer, bar fridge, underground sprinklers "as is," shed, garage door opener and controls, window coverings, central a/c, garage heater "as is"

Charming four-bedroom bungalow in Northeast Crescent Heights backing onto Webster Niblock School with a double detached garage. Step inside to a bright and inviting main floor featuring a spacious living and dining area with hardwood floors, a wallpaper feature wall that adds a bit of character, and plenty of natural light. The kitchen offers stainless steel appliances, cabinetry that extends to the ceiling, and a great layout for everyday living. There are two comfortable bedrooms on the main level along with a four-piece bathroom that's been updated with a new sink and toilet. Downstairs, the fully developed basement adds extra living space with a cozy rec room, a good-sized bedroom, a second versatile bedroom that could function as a kitchenette, a three-piece bathroom, and a laundry room complete with a sink and storage. (Bedroom windows may not meet today's egress code) Outside, the fully fenced backyard includes a brick patio, garden beds, and a storage shed. There's also a detached double garage with storage cabinets and extra parking off the back lane. With brand-new shingles in October 2025, upgraded windows, central A/C, and a well-kept interior, this move-in-ready home is waiting for its next owners. Call today to view!