



GRASSROOTS
REALTY GROUP

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212 11 Street NE
Medicine Hat, Alberta

MLS # A2272520



\$293,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Northeast Crescent Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,044 sq.ft. | Age: | 1960 (65 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot, Street Lighting | | |

| | | | |
|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Stucco, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vinyl Windows | | |

Inclusions: n/a

Welcome to this solid 3-bedroom bungalow tucked into a quiet, family-friendly neighbourhood—an ideal opportunity for anyone looking to build equity and put their own stamp on a home. The main floor offers three comfortable bedrooms, a full bathroom, a bright living room, and a practical kitchen layout ready for your updates. You’ll appreciate the newer windows already in place, while the exterior—including siding and roof—offers a great chance to add value with some TLC. The property sits on a generous, fully fenced yard—perfect for kids, pets, and outdoor living—with a detached garage in the back for parking, storage, or project space. The location is fantastic: close to schools, shopping, parks, and just minutes from the nearby leisure centre. With great bones, great space, and an unbeatable location, this is the perfect fixer-upper for families or first-time buyers eager to make a home their own.