

1-833-477-6687 aloha@grassrootsrealty.ca

283 12 Street NE Medicine Hat, Alberta

MLS # A2272672



\$339,900

Division:	Northeast Crescent Heights		
Туре:	Residential/House		
Style:	Bungalow		
Size:	898 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private		

Heating: Water: Forced Air Floors: Sewer: Carpet, Linoleum, Tile Roof: Condo Fee: Metal **Basement:** LLD: Full **Exterior:** Zoning: Stucco, Vinyl Siding, Wood Siding R-LD Foundation: **Poured Concrete Utilities:**

Features: Vinyl Windows

Inclusions: Blinds

Welcome to this charming and beautifully upgraded 898 sq ft bungalow in the desirable NECH neighborhood! Built in 1959 and thoughtfully modernized over the years, this 4-bedroom, 1-bath home blends classic character with essential contemporary updates. Step inside to a bright and inviting living space that flows into a spacious kitchen, newly refreshed with stylish kitchen cabinets (2022) and ample room for cooking and gathering. The bathroom has been updated with a new tub surround (2020) and a modern vanity (2024), giving it a clean and refreshed feel. Major upgrades provide peace of mind for years to come, including a new furnace (2023), new air conditioning (2025), and a durable metal roof installed on both the house and garage (2023). All upstairs windows were also upgraded in 2023, enhancing energy efficiency and natural light throughout the home. Outside, you'Il find a generous yard and a 14'3 x 24'4 detached garage offering plenty of storage and parking options. Conveniently located close to Big Marble Centre, shopping, restaurants, and everyday amenities, this home offers a perfect blend of comfort, updates, and lifestyle convenience. Move-in ready and full of potential—don't miss your chance to make this NECH gem yours!