



GRASSROOTS
REALTY GROUP

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283 12 Street NE
Medicine Hat, Alberta

MLS # A2272672



\$339,900

Division:	Northeast Crescent Heights		
Type:	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:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Siding	Zoning:	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'll 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!