



**GRASSROOTS**  
REALTY GROUP

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

**443 11 Street SW  
Medicine Hat, Alberta**

**MLS # A2278216**



**\$309,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** Fridge , Stove , Washer + Dryer , Garage Door Opener

Beautiful tree-lined streets meets functional space and layout , welcome to the Southwest Hill and 443 11th St SW! This 4 bedroom bungalow is perched on a double lot, with an over-sized single garage at the rear of the property. Inside, you'll appreciate how well the over 1,100 square feet of living space on the main floor flows. Every room is connected to the next , with just enough separation to give each room their own space to breath. Down the hall you have 3 really-good sized bedrooms and a full bath. Downstairs is a wide open rec space plus another bedroom . A plumbed in bathroom with a dedicated storage room tucked out of the way completes your downstairs. The yard has tons of space and privacy, with room to add your personal touches to make the upcoming outdoor season top notch. Fresh paint, updated shingles last year and a new garage door are all bonus upgrades done in the last year. The location is ideal, in one of the cities best kept secrets, the Hill. Close to schools, a grocery store and some great coffee spots, the Hill has slowly become one of Medicine Hat's hot spots. Close to schools, an abundance of green with the mature trees and larger lots, and the wonderful trails and off-leash paths with direct access to Kin Coulee and downtown , some would say the Hill has it all. This home is a great spot to plant some roots and build some equity, or a great potential rental for those trying to add to their portfolio. Come check it out today!