



**27 11 Street SW
Medicine Hat, Alberta**

MLS # A2282176



\$335,000

Division:	SW Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,005 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Garage Door Opener, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Street Lighting, U		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Wood Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: fridge, range hood, stove, dishwasher, microwave, washer, dryer, central a/c, u/g sprinklers, garage door opener with one remote, window coverings, armoire in main floor bedroom, solar lights on deck, bedroom shelving

Experience Southwest Hill living at its best in this beautifully renovated, move-in-ready home. Set in a mature neighborhood, this home has been thoughtfully updated while keeping a comfortable, practical layout. Extensive upgrades include new insulation, drywall, plumbing, electrical, central air conditioning, appliances, as well as furnace and hot water tank (2020) offering peace of mind for the new owner. The main living area is bright and welcoming with plenty of natural light, flowing into the living space. The kitchen, chic yet efficient, features a stainless-steel appliance package, butcher block countertops, and a deep granite composite sink, making excellent use of the space. The main floor offers a bedroom and four-piece bathroom, along with a convenient main-floor laundry/mudroom area complete with wash sink. This area is separated from the kitchen and dining area by trendy barn door, adding both function and character to the space. Upstairs, you'll find two additional bedrooms and a linen closet, keeping spaces organized and functional. The basement provides ample storage and remains undeveloped, offering flexibility for future plans. Outside, enjoy a spacious, fully landscaped backyard with mature trees, new vinyl fencing, underground sprinklers, and a deck perfect for relaxing or entertaining. Parking is well accommodated with a carport, single detached garage, and additional off-street parking at the front. Close to schools, parks, outdoor pools, and shopping, this home isn't just updated—it's designed for real life, ready to be enjoyed from day one.