



**120 11 Street SW
Medicine Hat, Alberta**

MLS # A2293480



\$274,800

Division:	SW Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	882 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: would sell furnished

A charming 3-bedroom home with room for a fourth bedroom in the basement, located in a desirable neighborhood. The bright living room features hardwood floors and a newer front window, while the cute, functional kitchen includes a full appliance package, fridge, stove, and dishwasher. The main floor also offers a bedroom with new fan/light and a full 4 pc bathroom. There are two additional bedrooms upstairs. The partially finished basement includes a rec room, laundry area with washer and dryer (2021), freezer, potential bedroom with egress window, and a 2-piece bath. Electrical updates have been completed. Enjoy added comfort with central A/C, shingles replaced in 2022 (house only), 100 amp service, and a fully fenced yard wired for a hot tub. Outside features include an open front porch, single detached garage, and extra concrete parking in the back. Option to purchase furnished. A great opportunity in a fantastic location!