



**535 12 Street NW
Medicine Hat, Alberta**

MLS # A2300266



\$359,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	994 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, See Remarks		

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

Inclusions: Fridge, BI stove top, BI oven (as is), dishwasher, garage door opener and remote, shed heater (as is), all window coverings, washer, dryer, china cabinet,

Welcome to this beautiful bungalow offering just under 1,000 sq ft of thoughtfully designed living space in a convenient, family-friendly location. The main floor features three bedrooms and a full bathroom, along with a bright, open living room and kitchen—perfect for everyday living and entertaining. Large updated windows flood the space with natural light, while stylish new lighting adds a modern, elevated feel throughout. The fully developed lower level is a true retreat, showcasing a stunning new bathroom complete with a custom shower and a classic clawfoot tub—blending luxury with character. A cozy wood-burning fireplace adds warmth and charm to the space, while new carpet and a refreshed laundry room enhance both comfort and functionality. Step outside to find a 13' x 17' heated workshop—ideal for hobbies, projects, or extra storage—along with a single attached garage for added convenience. A 32-foot gate provides excellent access for parking RVs, trailers, or additional vehicles. Located close to schools, shopping, and everyday amenities, this move-in ready home offers comfort, style, and functionality in one complete package.