



**211 3 Street NE  
Medicine Hat, Alberta**

**MLS # A2301195**



**\$432,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Attached Carport, Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Gazebo, Lar		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-

**Features:** Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** see remarks

River walks. Starbucks. Quiet neighbourhood. Just some of the perks with this Extensively renovated 1,225 sq. ft. brick bungalow featuring 4 bedrooms and 3 bathrooms. Spacious primary bedroom with walk-in closet and 3-piece ensuite. Bright updated kitchen with full stainless steel appliance package. Convenient main-floor laundry. Fully developed basement offers a large family room with wet bar and gas fireplace, two additional bedrooms, 3-piece bathroom, and ample storage. Numerous updates including flooring, paint, kitchen, bathrooms, shingles (2020), some newer windows, furnace (2005), and newer hot water tank. Situated on a fully fenced and landscaped 50' x 120' lot with two-vehicle carport, new garage, and workshop. Pride of ownership throughout! Call your favourite REALTOR today!