



**561 12 Street NW  
Medicine Hat, Alberta**

**MLS # A2302125**



**\$375,000**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Garage Faces F		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** fridge, stove, hood fan, portable dishwasher, window coverings - blinds, ceiling fan(s), washer, dryer, garage door control - 2 (attached and detached garage), remote -2 (attached and detached garage), garage heater in detached garage, AC unit

This well-maintained bungalow in NWCH offers a bright and functional layout with plenty of space for comfortable living. The main floor features a semi open-concept design filled with natural light from large windows, and vaulted ceilings creating a warm and inviting atmosphere throughout. You'll find two spacious bedrooms on the main level along with a full 4 piece bathroom, and a practical kitchen that offers great functionality. The fully developed basement has newer vinyl plank flooring throughout and adds excellent versatility, complete with a kitchenette, a generously sized third bedroom, a 3-piece bathroom, and a cozy living area—perfect for guests, extended family, or additional living space. Outside, the property continues to impress with both an attached single garage (12' x 25' x 6') and a heated 28' x 28' detached garage—ideal for parking, storage, or a workshop setup. The yard is fully fenced, level and has alley access. Located in a desirable NWCH neighborhood, this home is close to schools, shopping, walking paths, and a variety of other great amenities.