



228 11 Street SW
Medicine Hat, Alberta

MLS # A2308538



\$289,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	755 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot		

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

Inclusions: Stove, Fridge, Washer, Dryer, dishwasher, freezer

Welcome to this charming and move-in ready bungalow offering 3 bedrooms, 2 bathrooms! Step into the bright main floor featuring a living room or dining area, and an updated kitchen complete with modern cabinetry, stainless steel appliances, subway tile backsplash, and plenty of prep space. The refreshed 4-piece bathroom adds a stylish touch, while the large primary bedroom offers great closet space and room to unwind. Downstairs you’ll find a massive rec room perfect for movie nights, a play area, home gym, or entertaining space, along with a third bedroom, 3-piece bathroom, laundry area, and additional storage. Outside, enjoy the covered back patio setup that’s ready for summer BBQs and relaxing evenings, plus a large yard with room for kids, pets, or gardening. The long driveway provides ample off-street parking with additional RV parking potential. Located close to parks, schools, and amenities, this home offers a great mix of character, updates, and functional living space!