



212 11 Street NE
Medicine Hat, Alberta

MLS # A2311322



\$400,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1960 (66 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, ac unit, garage door control -1, remote -1

Situated at 212 11 Street NE, this beautifully renovated bungalow is in the highly desirable community of NE Crescent Heights. This exceptional 6-bedroom, 2-bathroom home offers the perfect blend of modern updates, functional space, and an ideal location. The main level features elegant hardwood flooring and a bright, inviting living room that seamlessly connects to a kitchen complete with a built-in pantry and convenient pull-out shelving. The main level also features three bedrooms, each with closet space, and a modern 4-piece bathroom. Downstairs, enjoy a cozy family room, three additional bedrooms, a second 4-piece bathroom, and a dedicated laundry room, all updated with brand-new vinyl plank flooring. The exterior includes a well-maintained, fully fenced backyard and a single detached garage and great front driveway for additional convenient parking. Enjoy being just steps away from local walking paths, parks, pools, shopping, and excellent schools, making it a perfect fit for growing families or anyone seeking a vibrant, convenient neighborhood. Features: New roof, new kitchen, new complete electrical service, vinyl windows throughout, new stove and dishwasher - all work completed has permits.