



GRASSROOTS
REALTY GROUP

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561 12 Street NW
Medicine Hat, Alberta

MLS # A2327439



\$369,900

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

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

Inclusions: Fridge, stove, hood fan, window coverings, ac unit, garage door control -2, garage remote -3

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.