



GRASSROOTS
REALTY GROUP

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130 11 Street NE
Medicine Hat, Alberta

MLS # A2340212



\$469,000

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,240 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: Fridge, stove, microwave hood fan, dishwasher, washer, dryer, garage door opener with remote, ring camera system, jewel lights, counter stools x 2

Welcome to this fully renovated bungalow in NECH—an energy-efficient home that blends modern style with smart, functional upgrades. Striking curb appeal sets the tone, while inside you’ll appreciate the airy vaulted ceilings, a bright open-concept plan, LED lighting throughout, updated flooring, and vinyl windows for year-round comfort and efficiency. The main level offers two generous bedrooms with large closets (no bi-fold doors) and a beautifully updated full bathroom. A substantial addition creates an impressive, modern kitchen and expanded living area—ideal for both everyday living and effortless entertaining. Downstairs, the fully finished lower level adds two additional bedrooms, a second full bathroom, and a cozy family room with built-in storage for a clean, organized feel. Outside, enjoy two private backyard spaces, thoughtful landscaping, underground sprinklers, full fencing, and a natural gas BBQ hookup. Off-street rear parking plus an oversized detached single garage with a newer heater complete the package. Updates throughout, including a furnace and hot water tank replaced in 2026, make this truly turnkey. A standout home with low utilities—move in and enjoy.