



GRASSROOTS
REALTY GROUP

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242 11th Street NE
Medicine Hat, Alberta

MLS # A2149494



\$409,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, UGSS, Central A/C, Shed, Window Coverings

Nestled in the desirable NECH neighborhood, this inviting 1066 sqft bungalow offers the perfect blend of classic charm and modern convenience. Situated on a quiet street, you're just steps away from schools, scenic walking paths, the Big Marble Go Centre, and a variety of amenities. The home offers a great first impression with fantastic curb appeal. Its timeless brick exterior and mature trees enhance the inviting atmosphere. Step inside to a bright and spacious living room with hardwood floors, where large windows fill the space with natural light. Adjacent to the living room is a generous dining area that seamlessly flows into the well-appointed kitchen. Featuring plenty of cabinet space and stainless steel appliances, this kitchen is perfect for preparing meals and hosting family or friends. On the main floor, you'll find three comfortable bedrooms and a convenient updated 4 pc bathroom, ideal for family living. The finished basement provides additional living space with a large recreation room that features a striking brick feature wall and built-in wet bar — perfect for entertaining! There's also an additional bedroom, a 3 pc bathroom, a laundry room, and ample storage space to suit all your needs. Outside, the meticulously maintained backyard offers a private retreat, perfect for relaxing or hosting outdoor gatherings. The 24x26 detached garage provides plenty of space for parking, storage, or working on projects. Whether you're a first-time homebuyer or looking for a family-friendly home with character and functionality, this charming bungalow at 242 11th Street NE is ready to welcome you home. Home has new HWT, furnace and A/C in 2018, shingles, fascia and soffit in 2019, most windows in 2016, upstairs bath update 2015, newer appliances and fence! Come see for yourself!

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