

11 2 Street SE  
Medicine Hat, Alberta

MLS # A2213851



\$369,900

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,284 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

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

Inclusions: FRIDGE(2) STOVE(2) WINDOW COVERINGS

Welcome to 11 2nd Street SE! This 1,284 sq. ft. home offers a perfect blend of space, comfort, and potential, nestled in a friendly neighbourhood just a short stroll from the downtown core and a local favourite, Swirls Ice Cream! Inside, you'll find 4 generously sized bedrooms 2 upstairs and 2 down, plus two full 4-piece bathrooms, one on each level. The upper floor features a bright and airy living room with large windows that let the sunlight pour in, creating a space that feels both open and cozy. Step out from the primary bedroom onto your private deck and enjoy easy access to the backyard ideal for morning coffee, weekend BBQs, or just relaxing in your own little escape. Downstairs, there's a suite or summer kitchen that offers great flexibility, whether you're thinking about extended family, guests, or rental potential. Whether you're a growing family, a first-time buyer, or someone looking for a home with income potential, 11 2nd Street SE has something for everyone. Come take a look today!