

182 12 Street NW
Medicine Hat, Alberta

MLS # A2221683



\$289,000

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,191 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Hood Fan Microwave, Dishwasher, Washer, Dryer, Fridge in Basement, Freezer in Basement, Window Coverings, Central Air Conditioner (AS-IS), Gazebo, R.O System, Underground Sprinklers (AS-IS Seller never used) Garage Door Opener + Control, Furniture Negotiable

Welcome to this well-loved bungalow in Crescent Heights! Offering over 1,100 sq. ft. of developed main floor living, this 4-bedroom, 3-bathroom home perfectly blends character, function, and convenience. Step inside and you'll be greeted by abundant natural light pouring through large picture windows and a cozy bay window in the dining space. The updated kitchen, painted in a fun tribute to the iconic Friends TV show, adds a splash of personality and warmth to the heart of the home. Newer appliances, including a dishwasher and washer, ensure modern comfort. The main level features beautiful hardwood flooring in all three spacious bedrooms and the living room. The primary bedroom offers a walk-in closet and private 2-piece ensuite, while one of the secondary bedrooms has a sliding door to a covered deck—perfect for morning coffee or a relaxing evening. The main floor bathroom was recently updated with a new toilet, shower, and tile work. You'll also appreciate the option for main floor laundry, with hookups available upstairs and downstairs. The fully finished basement provides a fourth bedroom, a large family room, a handy flex space for hobbies or storage, a full 3-piece bath, a utility/laundry room loaded with storage solutions and even a built-in workbench. Sitting on a 55x113 ft. lot, the backyard is ready for both relaxation and your green thumb and imagination, a fenced garden plot, and room to expand the existing 12x24 single garage—or even add another! There's RV parking with gate access, too. You'll love the unbeatable location, steps from excellent schools, parks, shopping, Big Marble Go, and a quick drive to the golf course. Average Utilities are \$400 a month