

**9 11 Street NE
Medicine Hat, Alberta**

MLS # A2212207



\$320,000

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|------------------|---|---------------|-------------------|
| Division: | Northeast Crescent Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,254 sq.ft. | Age: | 1953 (72 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Attached Carport, Enclosed, Oversized, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot, See Remarks, Standard Shaped Lot | | |

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|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Dry Bar, Granite Counters | | |

Inclusions: Tenants belongings, washer and dryer belong to tenant

Nestled in a mature and desirable neighbourhood near Crescent Heights High School, this elegantly updated 1,254 sq ft bungalow offers the perfect blend of modern style and classic charm. With 3 bedrooms, 2 bathrooms, and thoughtful updates throughout, this home is move-in ready and full of warmth. Step inside to find fresh paint throughout and a stunning kitchen at the heart of the home, featuring granite countertops, a spacious granite island, and newer stainless-steel appliances—a true dream for any home cook. The open-concept kitchen and dining area create a welcoming space for entertaining, with a brand-new patio door leading to a private rear deck, seamlessly connecting indoor and outdoor living. The main floor features two generous bedrooms and a beautifully updated bathroom, while the third bedroom is located in the fully developed basement, offering flexibility for guests or teens. Downstairs also includes a large games room with a bar and a bonus study or office space that could easily serve as a fourth bedroom. Outside, the large private yard is full of potential—ready for your landscaping ideas to bring it to life. The property also features an oversized single garage and a fully enclosed carport, perfect for extra parking or secure storage. Located close to schools, transit, shopping, and the Big Marble Go Centre, this home is ideal for families, first-time buyers, or anyone looking for comfort and convenience in a well-established area. Photos are prior to the tenant moving in.