

511 12 Street NW  
Medicine Hat, Alberta

MLS # A2224963



**\$319,900**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

Perfect for first-time buyers or savvy investors, this well-kept bungalow offers incredible flexibility in an established neighbourhood. Just minutes from downtown, shopping, schools, transit, and recreation like and swimming pools. The location couldn't be better. The main floor features two bright and spacious bedrooms, a full 4-piece bathroom, and a large kitchen. The basement is set up with a summer kitchen, large family room, a decent size bedroom and a 3-piece bathroom. You'll also love the oversized single garage., overhead door and opener, and two additional outdoor parking stalls—plenty of room for guests. Outside you will find a spacious, fully landscaped yard, with underground sprinklers. This is a smart and affordable choice for homeowners and investors alike. Nee roof 2025. Don't miss your chance—book your private showing today!