

# \$299,000 - 9 11 Street Ne, Medicine Hat

MLS® #A2212207

## \$299,000

3 Bedroom, 2.00 Bathroom, 1,254 sqft

Residential on 0.14 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

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.

Built in 1953

**Essential Information**

MLS® #	A2212207
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,254
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9 11 Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 5S7

**Amenities**

Parking Spaces	3
Parking	Enclosed, Oversized, Single Garage Detached, Attached Carport
# of Garages	1

## Interior

Interior Features	Bar, Dry Bar, Granite Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot, See Remarks, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	18
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.