

\$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 | Single Garage Detached, Attached Carport, Enclosed, Oversized |
| # 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 | 9 |
| Zoning | R-LD |

Listing Details

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

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