

# \$319,900 - 511 12 Street Nw, Medicine Hat

MLS® #A2224963

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.14 Acres

Northwest Crescent Heights, Medicine Hat,  
Alberta

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. New roof 2025. Don't miss your chance—book your private showing today!

Built in 1969

## Essential Information

MLS® #	A2224963
Price	\$319,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056



Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	511 12 Street Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6R3

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	24

Zoning

R-LD

## **Listing Details**

Listing Office

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