

426 11 Street SW  
Medicine Hat, Alberta

MLS # A2167199



## \$359,900

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** Fridge, Stove, Dishwasher, B/I Microwave, Washer, Dryer, Window Coverings, Central Air Conditioning, Underground Sprinklers, Garage Door Opener & Remote, Garage Heater, Hot Tub

**BEST OF BOTH WORLDS** - a beautifully renovated home in a mature neighbourhood! Welcome to 426 11th Street SW! This gorgeous bungalow was completely updated top-to-bottom in 2019 and features 4 bedrooms, 2 bathrooms, and a fantastic layout that needs to be seen to be appreciated. The open concept main floor features a spacious front livingroom, large dining space, and the kitchen you've been waiting your whole life to cook in! With an abundance of rich cabinets, a tremendous island, beautiful quartz countertops and stainless steel appliances the kitchen is sure to be your favourite room in the house. The upstairs is capped off with a 4-pc bathroom and 2 bedrooms. The basement offers 2 additional bedrooms, 3pc bathroom, laundry area, and a bright and open family room. Vinyl plank flooring throughout, central vacuum, central air conditioning, double-wide front driveway, and so much more that adds tremendous value to this property. Wait a second - you haven't seen the best part yet! Step outside to the fantastic backyard that is ready to offer all the outdoor fun you can imagine. This awesome outdoor living space offers a 2-tiered deck, built-in hot tub, covered concrete patio, underground sprinklers, and an updated 16x24 heated detached garage. This home easily offers the most value in this price range - don't miss out! Schedule your private viewing today!