

# \$279,900 - 20 11 Street Sw, Medicine Hat

MLS® #A2214163

**\$279,900**

3 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Looking for a central location on the hill? This 1 ½ storey is conveniently located close to all amenities on the hill, with its tasteful updates over the years this 3 bedroom 2 bath home can't be missed. Walking through the front door you will experience the openness and natural light immediately. The updated kitchen is fully functional with stainless steel appliances and a breakfast bar, enjoy all the natural light gleaming into the living room courtesy of the upgraded windows throughout the home. The main floor also includes the primary bedroom with darkened shade window and wardrobe to keep everything tidy. Before you head up stairs where the remaining two bedrooms are, check out the updated 4 piece bath with jetted tub. The lower level has been fully redone in 2015 and has a grand sized family room, updated 3 piece bath and utility room that house the laundry, high efficiency carrier furnace and high efficiency hot water tank. Right out the back door you will be greeted by the fantastic fully fenced back yard including an attached deck for the family BBQ night, raised garden beds with sprinklers, 24 x24 finished & heated garage and so much more room to park your R.V and other toys. This is one property you will not want to miss. Don't wait book you're showing today

Built in 1949

## Essential Information



MLS® #	A2214163
Price	\$279,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	20 11 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4S1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Garage Control(s), Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Mixed

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 3rd, 2025

Days on Market            3

Zoning                        R-LD

### **Listing Details**

Listing Office                SOURCE 1 REALTY CORP.

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