

\$339,900 - 370 11 Street Sw, Medicine Hat

MLS® #A2125774

\$339,900

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Attention investors! This legally suited property presents an exceptional addition to your real estate portfolio. Whether you intend to reside in the main unit while leasing the basement separately or pursue it solely as an investment opportunity, the versatility is yours to explore.

Upon entering the main floor unit, you are welcomed by a bright and spacious living area, ideal for gatherings and entertainment. Adjacent to the living space lies a well-appointed kitchen featuring ample cupboard storage and convenient access to the balcony through a sliding glass door. Continuing down the hall, you'll find two generously sized bedrooms accompanied by a bathroom complete with a tiled shower/tub combination.

Descend the stairs to the common area, offering access to the shared laundry facilities, a sizable storage room, and the furnace room.

The legally registered basement suite boasts a tastefully renovated kitchen, a sizable bedroom, a comfortable living room, and a bathroom featuring another tub/shower combination.

Outside, the fenced backyard provides ample space and amenities, including a designated fire pit area, a practical storage shed, and a double detached garage equipped with both rear and front-facing garage doors. Ample



off-street parking further enhances convenience for both you and your tenants.

Built in 1953

Essential Information

MLS® #	A2125774
Price	\$339,900
Sold Price	\$320,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	370 11 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4S6

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Off Street

Interior

Interior Features	Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Front Yard, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 27th, 2024
Days on Market	31
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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