

\$293,900 - 2317 11 Avenue Ne, Medicine Hat

MLS® #A2163249

\$293,900

3 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.15 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to your new home! If you have a young family, you couldn't ask for a better location! This cute 3 bedroom home is just a few houses away from the new school and has huge potential to add plenty of equity when you go to finish the lower level. Putter around the well laid out kitchen with stainless steel appliances, beautifully updated tile backsplash and corner pantry while the kids do their homework at the kitchen table or enjoy your morning coffee on the handy deck. Cozy up in the great room with a good book or family night watching your favorite movie. The primary retreat has convenient access directly to the four piece bathroom and the other bedrooms are close at hand to keep an eye on the kiddos. The lower level is ready for your fresh ideas with plenty of room for another bedroom or two, a new bathroom and family room. Have you been yearning for your own dream garage? There's tons of space to build it in this huge back yard or maybe you have some amazing visions for a gorgeous tranquil oasis, the skies the limit! Or maybe you just have too many vehicles that need to find a home, there's plenty of parking solutions here, as well! Maybe the kids have left the nest and you want something a little easier to maintain while you head south for the winters....this wonderful property could be just right for you. The yard is currently almost maintenance free so you can have less stress either while you're here or on your adventures. The shingles were



just freshly upgraded to 30 year shingles this summer and the hot water tank is also newer.

Built in 2006

Essential Information

MLS® #	A2163249
Price	\$293,900
Sold Price	\$280,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2317 11 Avenue Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C2B7

Amenities

Parking Spaces	2
Parking	Parking Pad, RV Access/Parking

Interior

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

Basement Full, Unfinished

Exterior

Exterior Features Balcony
Lot Description Back Lane
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2024
Date Sold November 5th, 2024
Days on Market 59
Zoning R-LD
HOA Fees 0.00

Listing Details

Listing Office SOURCE 1 REALTY CORP.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.