

\$349,000 - 11 1 Street Se, Medicine Hat

MLS® #A2256257

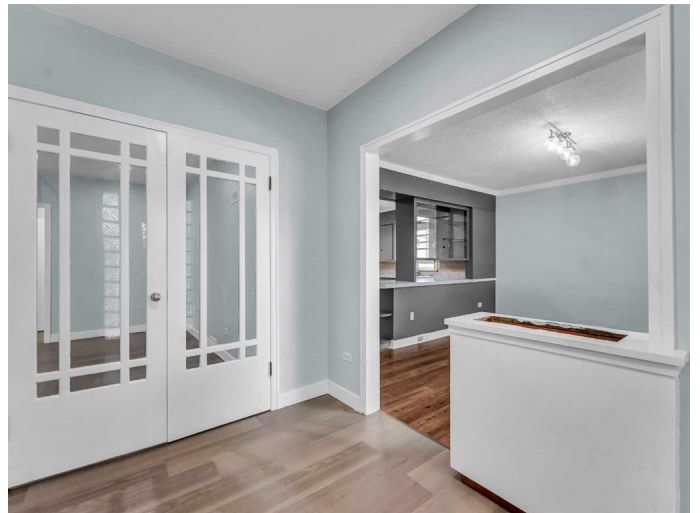
\$349,000

4 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.19 Acres

SE Hill, Medicine Hat, Alberta

Welcome to this raised bungalow in the heart of Medicine Hat—where classic character meets today's conveniences. Just a short stroll from the city's library, Arts Centre, courthouse, city hall, and downtown shops, this home offers unmatched walkability. You're only an 8–10-minute drive to either end of the city (Costco and the mall) and just a 3–4-minute drive to the hospital, schools, YMCA, Safeway on Division Ave., walk-in clinics, pharmacies, and gas stations. Be delighted to come home each day to the warmth of family gathered in the formal dining area and kitchen—the perfect space for sharing meals and moments together. Then unwind in the spacious living room, where the cozy glow of the gas fireplace sets the scene for cherished memories and holiday traditions. On the main floor, you'll find a full bathroom, two bedrooms—including a primary with its own 2-pc bath, offering plenty of comfort for your family. The finished basement opens the door to so many possibilities. With its own entrance setup, two bedrooms (each with a living area), a full bathroom, laundry, and a kitchenette hookup, it's the perfect space for extended family, guests, or even creating a cozy suite. Recent updates ensure peace of mind, including a hot water tank (2016), vinyl siding (2015), new roofing (2024), a refreshed deck (2024), new basement laminate flooring (2025), and fresh interior paint throughout. Step outside to an oversized deck and



backyard designed to host summer barbecues, entertain friends, or simply unwind under the mature trees that create a private, peaceful atmosphere. Convenient outdoor access to a bathroom means no rushing indoors. As the sun sets in the west, youâ€™ll appreciate the long, peaceful evenings in your own backyard retreat.

Built in 1949

Essential Information

MLS® #	A2256257
Price	\$349,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,481
Acres	0.19
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11 1 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0A1

Amenities

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

Interior

Interior Features	French Door, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks

Exterior

Exterior Features	Dog Run, Garden, Private Yard
Lot Description	Dog Run Fenced In, Front Yard, Many Trees, Rectangular Lot
Roof	Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	5
Zoning	R-LD

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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