

# \$349,900 - 403 11 Street Se, Medicine Hat

MLS® #A2239970

**\$349,900**

3 Bedroom, 1.00 Bathroom, 993 sqft

Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

Welcome to the home you've been waiting for! This delightful One & a half storey home blends timeless character with modern comforts, nestled in the highly sought-after SE Hill neighbourhood - a community known for its mature tree-lined streets, friendly atmosphere, and sunny disposition. Upon arrival you'll immediately see that the exterior of the home has been meticulously maintained and updated, with newer metal roof and an immaculate mature yard with new fence and underground sprinklers. The street appeal is everything you could hope for in this wonderful neighbourhood. Step inside to immediately find a modern kitchen with a full appliance package and an open view to the generous sized livingroom. The classic hardwood floors provide a cozy, traditional feel while accommodating modern furnishings. The primary bedroom is conveniently located on the main floor, with quick access to the updated 4pc bathroom. A handy mudroom at the back of the home provides seasonal storage and space for the kids to drop their backpacks before they head upstairs to their 2 spacious bedrooms. The basement provides clean useable square footage for storage, as well as a laundry space with washer & dryer included. This home boasts numerous updates including furnace (approx 10yrs old), HW Tank (approx 5 yrs old), some newer windows, 100amp service, and more. The yard is a dream, with underground sprinklers and featuring an incredible 36x14 detached



heated garage and two storage sheds, as well as a concrete patio pad with BBQ included. The new fence also has a large gate that swings open allowing for RV PARKING inside your fenced backyard. Nothing left to do here - just move in, put your feet up, and enjoy one of the best homes to come available on the SE Hill in quite some time!

Built in 1947

### **Essential Information**

MLS® #	A2239970
Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	993
Acres	0.15
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	403 11 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1S9

### **Amenities**

Parking Spaces	2
Parking	Heated Garage, Single Garage Detached, RV Gated
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Rectangular Lot, Treed, Underground Sprinklers
Roof	Metal
Construction	Wood Frame
Foundation	Other

## Additional Information

Date Listed	July 18th, 2025
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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