

\$379,900 - 267 11 Street Ne, Medicine Hat

MLS® #A2268535

\$379,900

4 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.15 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to this spacious and well-built 1,303 sq. ft. bungalow, perfectly located on a quiet street and backing directly onto a park and school—an ideal setting for families and anyone seeking both privacy and convenience. This home offers plenty of room for comfortable living and a great opportunity to make it your own.

The main level features three generous bedrooms, including a primary suite with its own two-piece ensuite for added convenience. A full four-piece bathroom serves the rest of the household. The bright and functional kitchen offers plenty of cabinet and counter space, while the adjoining dining area is perfect for family meals and gatherings. The large living room provides a warm and welcoming space, ideal for entertaining or relaxing after a long day.

Downstairs, the fully developed lower level expands your living space even further. You™ll find a spacious family/rec room—perfect for a home theatre, games area, or kids™ play space—as well as a bar area that™s great for hosting. There™s also a fourth bedroom, a three-piece bathroom, and a convenient laundry area, giving everyone the space they need.

Outside, enjoy the private, fenced



backyardâ€”perfect for pets, gardening, or summer BBQs. The oversized double detached garage is heated, offering plenty of room for vehicles, hobbies, or a workshop. Backing onto a park and school means youâ€™ll have no rear neighbors and easy access to green space and playgrounds.

Recent updates include new shingles (2021) and a newer hot water tank, adding comfort and peace of mind. With solid construction, a functional layout, and loads of potential, this home is ready for your personal touch. A rare find offering great square footage, a fantastic location, and the chance to create something truly special.

Built in 1974

Essential Information

MLS® #	A2268535
Price	\$379,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,303
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	267 11 Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta

Postal Code T1A 6A8

Amenities

Parking Spaces 3
Parking Double Garage Detached
of Garages 2

Interior

Interior Features See Remarks
Appliances Central Air Conditioner, Micro
Washer/Dryer
Heating Forced Air
Cooling Central Air
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Backs on to Park/Green Space, Private
Roof Asphalt Shingle
Construction Brick, Stucco
Foundation Poured Concrete

Additional Information

Date Listed November 3rd, 2025
Days on Market 4
Zoning R-LD

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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