

# \$222,000 - 444 12 Street Se, Medicine Hat

MLS® #A2245185

**\$222,000**

3 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

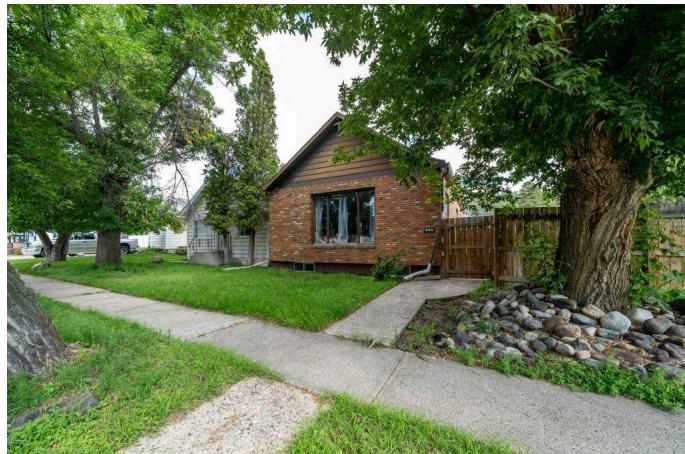
When location matters, this is where you want to be! This 992 sq ft bungalow is found on a huge 50x130' lot on a quiet tree-lined street in the desirable SE Hill neighborhood! The gorgeous brick exterior offers all the street appeal you could hope for, and the fenced yard offers a private outdoor space you've been craving. The 26x26' detached garage is heated and ready for all projects you could throw at it. This house offers a ton of potential for flippers, or for someone who wants to renovate and make this their long term home. Great layout for a first time buyer or retiree looking to downsize. New shingles on the house in approx 2017, and garage a few years later. NOTE - TWO BASEMENT BEDROOMS WERE MERGED AS ONE LARGE SPACE - NEED TO BE RECONSTRUCTED AS TWO BEDROOMS AND WILL REQUIRE EGRESS WINDOWS - SEE ATTACHED FLOORPLAN. HOME AND ALL INCLUSIONS BEING SOLD "AS IS" WITH THE SELLERS MAKING NO WARRANTIES OR REPRESENTATIONS. SELLERS TO PROVIDE TITLE INSURANCE POLICY TO THE BUYERS IN LIEU OF RPR/COMPLIANCE.

Built in 1916

## Essential Information

MLS® # A2245185

Price \$222,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	992
Acres	0.15
Year Built	1916
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	444 12 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1V8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	August 2nd, 2025
Days on Market	1
Zoning	R-LD

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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