

\$598,500 - 227 12 Street Se, Medicine Hat

MLS® #A2253794

\$598,500

3 Bedroom, 3.00 Bathroom, 2,050 sqft

Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

Seller motivated to move before the snow flies
- HUGE \$26,000 price reduction!

This 2,050 sq ft two-story home was fully rebuilt from the studs up, blending the efficiency of a new build with the charm of an established neighborhood. Step inside to a bright, open layout with clean lines and contemporary finishes. The chef's kitchen features a waterfall quartz island with seating, a second prep sink, and abundant cabinetry, perfect for hosting alongside the formal dining area. The living room's sleek electric fireplace frames breathtaking Coulee views, while a main-floor office, mudroom, and half bath add function. Upstairs, the serene primary suite offers custom built-ins, a spa-like 5-piece ensuite, and more stunning views. Two additional bedrooms, a full bath, and laundry complete the level. The finished lower level offers a versatile rec space for a home theater, gym, or guest suite.

The landscaped backyard is a private retreat with no rear neighbors, just uninterrupted green space and Coulee scenery. A heated detached garage and wide lot provide extra parking and storage. Set in a quiet, friendly neighborhood, this home is a short walk to parks, schools, and downtown. A rare opportunity to own a turn key property in one of Medicine Hat's most sought-after communities. Book your private viewing today.

Built in 2022



Essential Information

MLS® #	A2253794
Price	\$598,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,050
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	227 12 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1V4

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	11
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.