

# \$624,900 - 227 12 Street Se, Medicine Hat

MLS® #A2248430

**\$624,900**

3 Bedroom, 3.00 Bathroom, 2,050 sqft

Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

Modern Elegance in Southeast Hill - This beautiful 2,050 sq ft two-story home has been 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® #	A2248430
Price	\$624,900
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

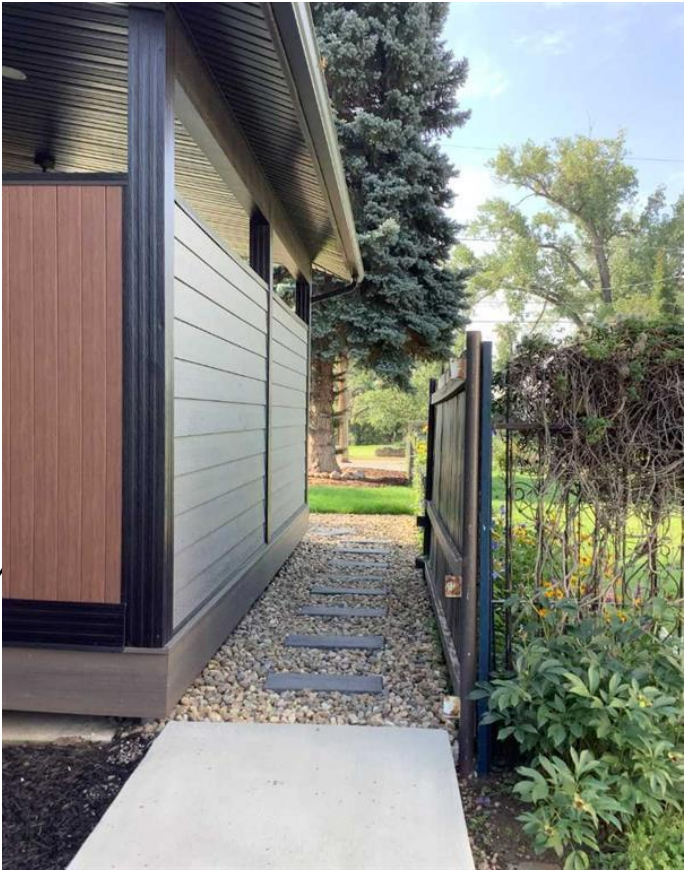
Exterior Features	Other
Lot Description	No Neighbours Behind
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 15th, 2025
Zoning	R-LD

**Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY
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