

\$599,000 - 12 Taylor Boulevard Se, Medicine Hat

MLS® #A2220351

\$599,000

3 Bedroom, 4.00 Bathroom, 1,802 sqft
Residential on 0.14 Acres

Ross Glen, Medicine Hat, Alberta

Peace of Mind in the Heart of Taylor â€“ Where Comfort Meets Convenience. Welcome to this beautifully maintained 2-storey in the pristine SE neighborhood of Taylor â€” a home where peace of mind meets one of the most peaceful locations in the city. Situated directly across from a park and green space, this fully finished home offers space, style, and smart upgrades throughout. From the outside in, pride of ownership is on full display. The solid stucco and brick exterior is complemented by premium clay tile shingles (installed in 2019 at \$35,000), new triple-pane vinyl windows, and new garage doors. Thereâ€™s room for it all â€” RVs, boats, bikes, and more â€” with both alley access and dedicated RV parking, plus a rare bonus: two garages â€” an attached double (21'6" x 22'2") and a detached heated double (19'4" x 23'4"). Inside, the main floor is bright, open, and welcoming with new vinyl plank flooring, fresh paint, and a smart layout perfect for everyday living. The living and dining areas are spacious, while the kitchen features granite countertops, re-stained oak cabinets, and new stainless-steel appliances (2022). Cozy up in the family room around the wood-burning fireplace with gas starter or step out onto the covered deck for easy entertaining, with a natural gas line to the BBQ. The backyard offers mature landscaping in a fully fenced backyard with underground sprinklers all located in a quiet, family-friendly neighborhood. Upstairs youâ€™ll find a spacious primary suite with ensuite, two more



generous bedrooms, and a full bath. On the lower level you will find a huge rec room with Epoxy floor and a gorgeous spa bathroom with separate soaker tub and walk-in tile shower,â€” part of a newly completed basement renovation (fully permitted and compliant), offering an abundance of additional space. This home checks all the boxes for lifestyle, location, and long-term value â€” all that's left is to move in and enjoy. Average Utilities are \$362/month.

Built in 1991

Essential Information

MLS® #	A2220351
Price	\$599,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,802
Acres	0.14
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Taylor Boulevard Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4A5

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached

of Garages 4

Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Co
Washer/Dryer, Window Cove

Heating Forced Air, Natural Gas

Cooling Central Air

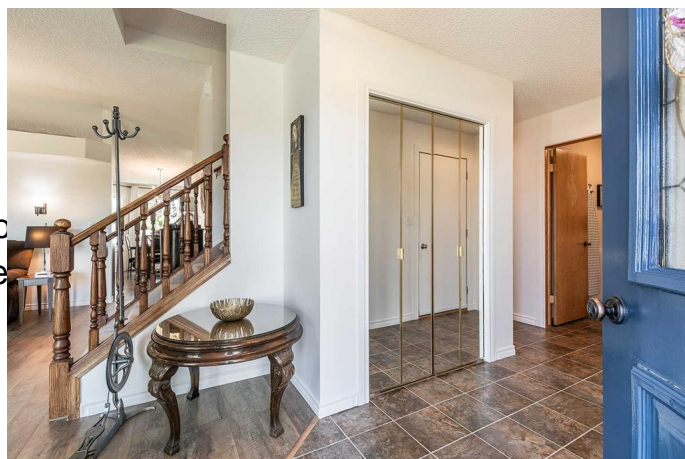
Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas Starter, Wood Burning

Has Basement Yes

Basement Finished, Full



Exterior

Exterior Features Other

Lot Description Back Lane, Landscaped, Level, Underground Sprinklers

Roof Clay Tile

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 12th, 2025

Days on Market 12

Zoning R-LD

Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

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