

\$399,000 - 2445 12 Avenue Se, Medicine Hat

MLS® #A2225610

\$399,000

3 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.14 Acres

Connaught, Medicine Hat, Alberta

This well-maintained 3-bedroom, 2-bathroom bi-level offers comfort, character, and a fantastic location in the heart of Connaught. Close to shopping and within walking distance of the golf course! The exterior showcases lasting curb appeal with a blend of brick, cedar, and stucco for a timeless, durable finish. Inside, enjoy the warmth and ambiance of wood-burning fireplaces on both levels – perfect for cozy evenings. The main floor features a functional layout with sliding patio doors off the dining area leading to a covered, maintenance-free deck. Additional highlights include an attached carport plus a garage for ample parking and storage. This is a solid home in a sought-after neighborhood, offering the perfect balance of space, and convenience.

Built in 1977

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225610 |
| Price | \$399,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,162 |
| Acres | 0.14 |
| Year Built | 1977 |
| Type | Residential |



| | |
|----------|----------|
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2445 12 Avenue Se |
| Subdivision | Connaught |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1A 1Y9 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Garage Door Opener, Single Garage Attached, Attached Carport, Covered |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Storage, Dry Bar |
| Appliances | Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Living Room, Recreation Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Cedar, Stucco, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 28th, 2025 |
|-------------|----------------|

| | |
|----------------|------|
| Days on Market | 3 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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