

# \$300,000 - 12 5 Street Sw, Medicine Hat

MLS® #A2243969

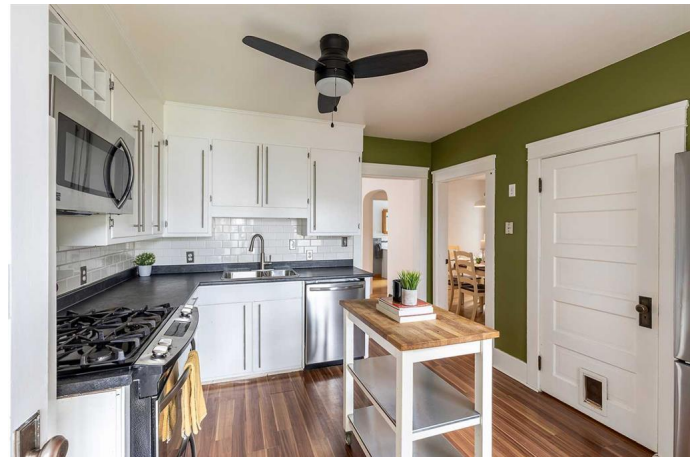
**\$300,000**

3 Bedroom, 1.00 Bathroom, 1,036 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

Welcome to a home where history and modern comfort intertwine effortlessly. As you enter the enchanting front sunroom, sunlight cascades through the exquisite original windows, illuminating the rich hardwood floors beneath your feet. The gentle click of an original Yale latch greets you as you open one of the solid wood doors—a subtle reminder of the enduring legacy held within these walls for over a century. Inside, the spacious living room invites you to settle in, anchored by a striking brick fireplace facade that radiates warmth and charm. Just off of the living area, a sun-dappled den or office features its own character-filled brick fireplace—perfect for quiet mornings or creative afternoons. While not a dedicated bedroom, this space offers flexibility for guests or a peaceful retreat. The formal dining room feels both timeless and intimate, complete with a cozy end-wall nook perfect for a buffet hutch or coffee bar. A large walk-in pantry with generous shelving connects just off the dining space, offering convenient storage and flow. In the heart of the home, the thoughtfully updated kitchen balances modern convenience with vintage character. A white subway tile backsplash, stainless steel appliance package, and gas stove (with optional electrical outlet for conversion) provide style and functionality. Ample cabinetry and pantry closet with pullout drawers offer abundant storage, while dual sinks add a practical touch. Just beyond, a back entry sunroom—bright and



breezyâ€“opens gracefully to the backyard, creating the perfect indoor-outdoor connection for hosting or relaxing. The main floor bedroom is serene and softly lit, positioned near a charming 4-piece bathroom that has been updated. With a tub and shower combo surrounded by classic tile extending to the ceiling, and a newer toilet, the space blends timeless style with a touch of modern refresh. Downstairs, discover a large bedroom with an egress window and spacious closet with lighting. The lower level also offers a dedicated laundry area, workshop, and additional storage spaceâ€“ alongside numerous mechanical updates: vinyl windows, copper plumbing, an updated plumbing stack, and updated electrical and 100 AMP panel. Outside, the backyard is a private sanctuary with a charming patio, firepit, lush green lawn, and even a large space for a dog run with a quaint doghouse. The oversized (22x22) single garage is heated, insulated, and recently topped with brand-new shingles. (The house shingles have also been recently inspected and maintained by a professional roofing company.) Nestled in the heart of SW Hill, this property is just a short walk to the beloved spots like Swirls Ice Cream, nearby parks, schools, churches, and Medicine Hatâ€™s vibrant downtown. Itâ€™s a location that feels like a true neighborhoodâ€“rich with history, character, and community. This is more than a houseâ€“itâ€™s a home that tells a story. Contact your real estate agent today to experience its timeless charm in person.

Built in 1912

### **Essential Information**

MLS® #	A2243969
Price	\$300,000
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	1,036
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	12 5 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4G4

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Heated Garage, Insulated, Off Street, Parking Pad, Single Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Decorative, Living Room, Other, Den, None
Has Basement	Yes
Basement	Partially Finished, Partial

### Exterior

Exterior Features	Fire Pit, Private Yard, Rain Gutters
Lot Description	Landscaped, Lawn, Rectangular Lot, Standard Shaped Lot, Street

	Lighting, Dog Run Fenced In
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-LD

### **Listing Details**

Listing Office	2 PERCENT REALTY
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