

# \$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 | 51                  |
| Zoning         | R-LD                |

**Listing Details**

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

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