# \$299,900 - 228 12 Street Nw, Medicine Hat

MLS® #A2262828

# \$299,900

4 Bedroom, 2.00 Bathroom, 1,184 sqft Residential on 0.14 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Welcome to this solid and spacious 3-level split nestled in a mature, family-friendly neighbourhoodâ€"just minutes from schools, shopping, and the Big Marble Centre!

Built in 1958, this 4-bedroom, 2 bath home offers timeless charm and fantastic potential, with many important updates already done. Featuring a durable SBS roof (2010), new A/C (2024), upgraded electrical (2010), new hot water tank (2019), and an ungraded furnace (2010), much of the heavy lifting is complete. Enjoy cozy evenings by the wood-burning fireplace (2014) or entertain in the large living and dining areas.

The home boasts some newer vinyl windows for added energy efficiency and natural light. Outside, the 16' x 24' drive-through garage provides convenience and versatilityâ€"ideal for storing recreational toys, extra vehicles, or a workshop setup.

Surrounded by mature trees and located in a sought-after area close to amenities, this vacant and move-in-ready property is perfect for families, first-time buyers, or investors looking for a solid home with room to make it their own.

Don't miss this opportunityâ€"schedule your private showing today!





### **Essential Information**

MLS® # A2262828 Price \$299,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,184
Acres 0.14
Year Built 1958

Type Residential
Sub-Type Detached
Style 3 Level Split

Status Active

# **Community Information**

Address 228 12 Street Nw

Subdivision Northwest Crescent Heights

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A6P9

#### **Amenities**

Parking Spaces 2

Parking Single Garage Detached

# of Garages 2

### Interior

Interior Features No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

# **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front

Roof Other

Construction Brick, Concrete
Foundation Poured Concrete

# **Additional Information**

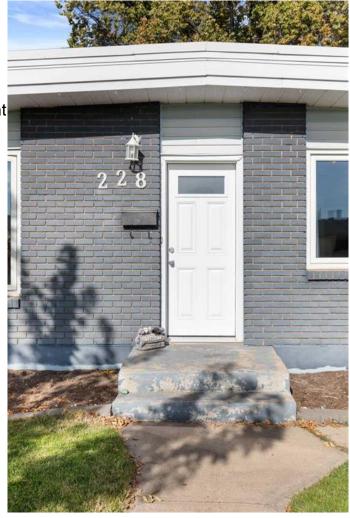
Date Listed October 8th, 2025

Days on Market 1

Zoning R-LD

# **Listing Details**

Listing Office EXP REALTY



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