



GRASSROOTS
REALTY GROUP

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227 12 Street SE
Medicine Hat, Alberta

MLS # A2253794



\$598,500

Division:	SE Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer, 1 Garage Door Remote, Central Air Conditioner, TV mount (1)

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.