



GRASSROOTS
REALTY GROUP

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228 12 Street NW
Medicine Hat, Alberta

MLS # A2282799



\$398,800

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,244 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	U/G sprinklers
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This beautifully renovated home is designed to bring people together and make everyday living feel special. The open and spacious main level invites you to relax and entertain with ease. Featuring a cozy wood-burning fireplace and a stunning chef's kitchen. Thoughtfully finished with a 36" high-end 6 burner gas range, built-in dishwasher, new premium refrigerator, soft-close cabinetry, quartz countertops, abundant pot lighting, new electrical and a bar fridge, this kitchen is truly the heart of the home. Just a few steps up, you'll find a spacious bathroom featuring double sinks, modern lighting, a new toilet, and a bathtub with a tiled surround. This level also offers three comfortable, well-sized bedrooms, each with new windows that fill the space with natural light. The lower level continues to impress with large windows, an additional bedroom, and a beautifully updated bathroom with a tiled shower—ideal for guests, teens, or a private retreat. Every detail has been carefully updated, including new lighting, vinyl plank flooring, and fresh paint throughout. Outside, enjoy summer evenings with a gas BBQ hookup, relax knowing a hot tub hookup is ready, and appreciate the convenience of underground sprinklers and a large shed for extra storage. With garage access from both the newer front driveway and the rear alley, this home truly offers comfort, flexibility, and ease. A place where memories are made—this home is ready to be loved. This home has been extensively renovated for the next owners. Roof 2026, HWT 2019, A/C 2024, siding 2025 Owner is a licensed REALTOR® in Alberta and has vested interest.