



**167 12 Street SE  
Medicine Hat, Alberta**

**MLS # A2294140**



**\$349,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Vinyl Plank

**Roof:** Metal

**Basement:** Other

**Exterior:** Stucco

**Foundation:** Other

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Low Density Residential

**Utilities:** -

**Inclusions:** dishwasher, dryer, washer, fridge, stove, microwave, window coverings, garage control + 1 remote

Move-in ready, fully updated, and packed with potential! This 1<sup>1</sup>/<sub>2</sub> story on the SE Hill has seen extensive upgrades including windows, furnace, hot water tank, kitchen, flooring, paint and appliances—so you can enjoy peace of mind from day one. Enjoy a main-floor primary bedroom for convenience, plus two bright upstairs bedrooms with original hardwood floors—offering the perfect mix of comfort, charm, and versatile living space. The standout bonus? A brand new double detached garage that is fully finished and heated—ideal for your vehicles, a workshop, or added income potential. As an added bonus, most furniture and kitchen items can be included/negotiated into the purchase price, making this a true turnkey opportunity. Ideal for first-time buyers or those seeking a unique Airbnb/investment property with flexibility and income potential.