

\$349,900 - 53 12 Street Sw, Medicine Hat

MLS® #A2210179

\$349,900

4 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.20 Acres

SW Hill, Medicine Hat, Alberta

Welcome to this charming 1,229 sq ft bungalow in a prime SW Hill location! With classic brick exterior and a beautifully kept yard, this home has plenty of curb appeal. Inside, it's clear this place has been lovingly cared for over the years.

The spacious living room features a standout wood-burning fireplace that adds warmth and character. The updated kitchen comes with a full appliance package, modern cabinets and countertops, and loads of counter space—perfect for anyone who loves to cook or entertain. Just off the kitchen is a large dining area complete with built-in display shelves, and it opens up to a bright glass-enclosed sunroom where you can enjoy a peekaboo view of the coulee.

The main floor offers three generous bedrooms, including one with a built-in desk that makes for an ideal home office. There's also a full main bathroom and a cozy 2-piece ensuite off the primary bedroom. The single attached garage is conveniently accessed through the kitchen.

Downstairs, you'll find tons of additional living space, including a family room, a flex area with a dry bar, another bedroom, plus a laundry room, shower, and another full bathroom. With its walk-out layout, the basement offers great potential for a suite or extended family living.



This home blends thoughtful updates with touches of original charm, making it a must-see. Come take a look!

Built in 1962

Essential Information

MLS® #	A2210179
Price	\$349,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,229
Acres	0.20
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	53 12 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4T4

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Laminate Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To G

Exterior

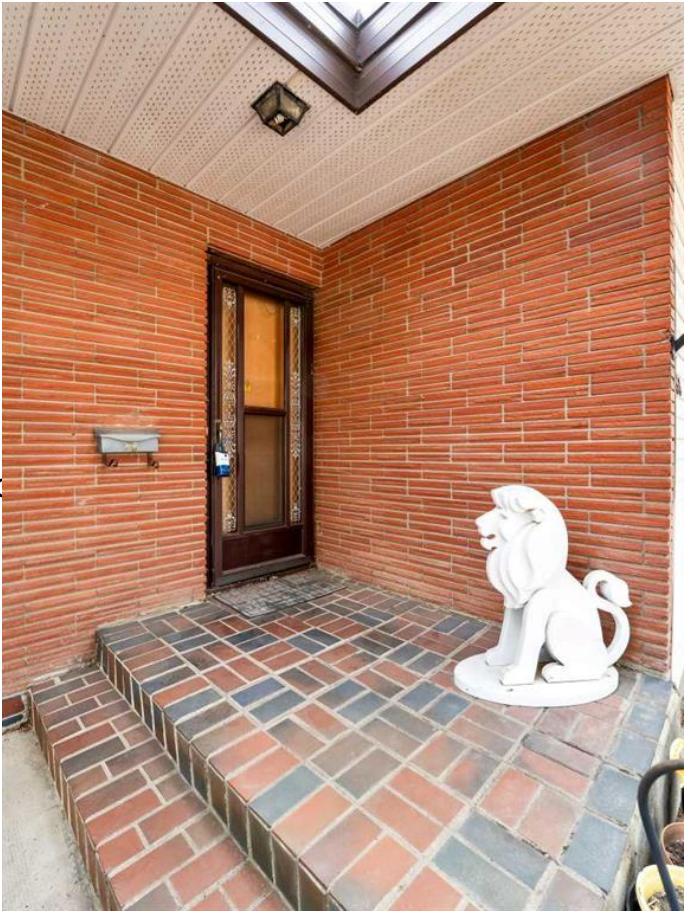
Exterior Features	Garden
Lot Description	Landscaped, Lawn, Level, No
Roof	Other
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	4
Zoning	R-LD

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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