

# \$639,000 - 227 12 Street Se, Medicine Hat

MLS® #A2207628

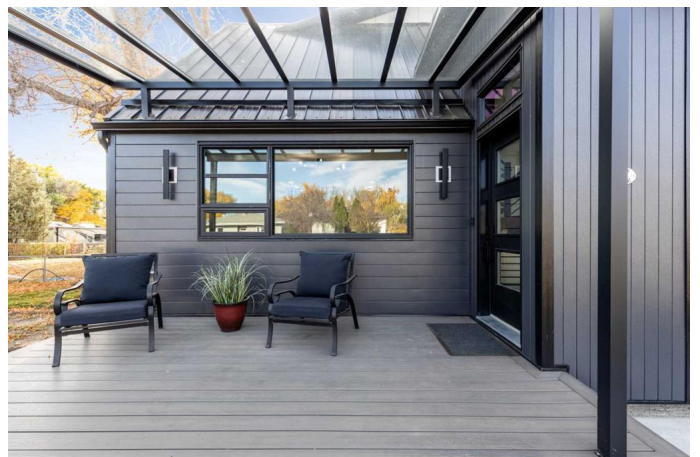
**\$639,000**

3 Bedroom, 3.00 Bathroom, 2,051 sqft  
Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

**PRICE REDUCED – NOW PRICED TO SELL!**

Discover this stunning 2,050 SqFt modern home in the highly sought-after SE Hill neighborhood. From the moment you step inside, you're welcomed by a spacious entryway with ample storage for coats and personal items. The main floor boasts an open-concept design, featuring a beautifully crafted chef's kitchen with a waterfall quartz island, extended lower counter space for casual dining, and additional seating. A second sink and generous cupboard space make this kitchen a dream for any home cook. Adjacent to the kitchen, the formal dining area is perfect for hosting gatherings, while the cozy living room—complete with an electric fireplace—offers breathtaking views of the backyard and serene coulee. A mudroom and half bath provide easy access to the covered patio, backyard, and heated detached garage. A dedicated office space completes the main floor, ideal for those working from home. Upstairs, the bright and spacious primary suite features built-in cabinetry for effortless organization, a luxurious 5-piece ensuite, and stunning coulee views. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room complete this level. The lower level offers a versatile recreational space, perfect for a home theater, games room, or gym. Outside, the expansive covered patio provides a private retreat with no rear neighbors, backing onto a lush green space



with unobstructed coulee views. The heated detached garage is easily accessible from the backyard.

This exceptional home is move-in readyâ€”donâ€™t miss out! Schedule your viewing today!

Built in 2022

### Essential Information

MLS® #	A2207628
Price	\$639,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,051
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	227 12 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1V4

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	4
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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