

# \$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	11
Zoning	R-LD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

