

# \$325,000 - 454 12 Street Se, Medicine Hat

MLS® #A2228277

**\$325,000**

3 Bedroom, 1.00 Bathroom, 1,001 sqft  
Residential on 0.14 Acres

SE Hill, Medicine Hat, Alberta

Charming 1.5 Storey Home on the SE Hill â€“  
Modern Updates with Classic Character  
Nestled on a quiet, tree-lined street in the sought-after SE Hill neighborhood, this delightful 1.5 storey home blends timeless charm with thoughtful modern upgrades. Featuring three bedrooms and additional basement space ready for your personal touch, this home offers versatility and warmth in equal measure. Step inside to discover preserved character details alongside updated finishes, creating a cozy yet functional living space. The fully fenced yard offers privacy and room to play or garden, while the single detached garage provides convenient off-street parking and storage. A major highlight of this home is the \$100,000 basement renovation completed in 2023 by Doug Lacey Basement Systems. This extensive upgrade includes a waterproofed, engineered wood foundation, sump pump, and a 25-year transferable warrantyâ€”providing peace of mind and a solid foundation for future development. Located just steps from schools, parks, and all the amenities of SE Hill living, this home is perfect for families, first-time buyers, or anyone looking to enjoy a quiet lifestyle in a mature neighborhood. Donâ€™t miss your chance to own a piece of SE Hill charmâ€”with the peace of mind that comes from high-quality, modern improvements.

Built in 1912



## Essential Information

MLS® #	A2228277
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,001
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	454 12 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1V8

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Bathroom Rough-in, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	15
Zoning	R-LD

### **Listing Details**

Listing Office	EXP REALTY
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