

# \$222,000 - 444 12 Street Se, Medicine Hat

MLS® #A2245185

**\$222,000**

3 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.15 Acres

SE Hill, Medicine Hat, Alberta

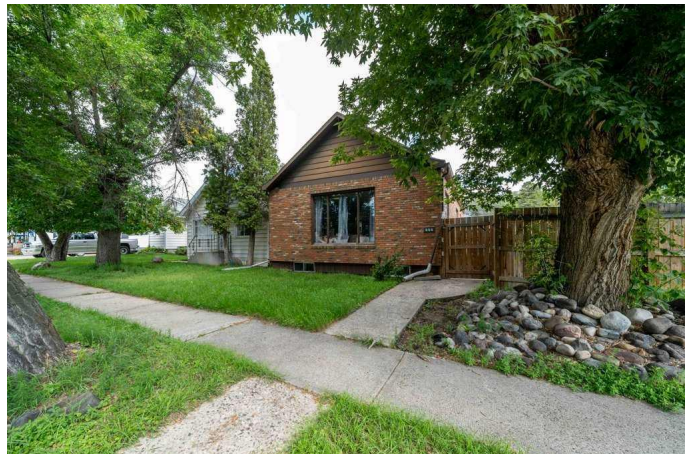
When location matters, this is where you want to be! This 992 sq ft bungalow is found on a huge 50x130' lot on a quiet tree-lined street in the desirable SE Hill neighborhood! The gorgeous brick exterior offers all the street appeal you could hope for, and the fenced yard offers a private outdoor space you've been craving. The 26x26' detached garage is heated and ready for all projects you could throw at it. This house offers a ton of potential for flippers, or for someone who wants to renovate and make this their long term home. Great layout for a first time buyer or retiree looking to downsize. New shingles on the house in approx 2017, and garage a few years later. NOTE - TWO BASEMENT BEDROOMS WERE MERGED AS ONE LARGE SPACE - NEED TO BE RECONSTRUCTED AS TWO BEDROOMS AND WILL REQUIRE EGRESS WINDOWS - SEE ATTACHED FLOORPLAN. HOME AND ALL INCLUSIONS BEING SOLD "AS IS" WITH THE SELLERS MAKING NO WARRANTIES OR REPRESENTATIONS. SELLERS TO PROVIDE TITLE INSURANCE POLICY TO THE BUYERS IN LIEU OF RPR/COMPLIANCE.

Built in 1916

## Essential Information

MLS® # A2245185

Price \$222,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 992         |
| Acres          | 0.15        |
| Year Built     | 1916        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 444 12 Street Se |
| Subdivision | SE Hill          |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1A 1V8          |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | See Remarks              |
| Heating           | Forced Air               |
| Cooling           | Central Air              |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |
| Construction      | Brick, Wood Frame     |
| Foundation        | Poured Concrete, Wood |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 10               |
| Zoning         | R-LD             |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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