

# \$369,900 - 454 12 Se, Medicine Hat

MLS® #A2220347

**\$369,900**

3 Bedroom, 1.00 Bathroom, 983 sqft

Residential on 0.14 Acres

SE Hill, Medicine Hat, Alberta

For more information, please click Brochure button.

Charming 3-Bedroom Home on SE Hill – Medicine Hat! Welcome to 454 12th Street SE, a beautiful character home in one of Medicine Hat’s most desirable neighborhoods. This spacious 3-bedroom home offers a perfect blend of historic charm and modern updates. 3 Bedroom Home: 2 upstairs, 1 on the main, with the added bonus of 2 partially finished in the basement; 1 Full Bathroom on Main + Roughed-In Bathroom in Basement. Original Wood Floors (1912) on Main and Upper Levels. \$100,000 Basement Renovation (2023) by Doug Lacey Basement Systems: Waterproofed, engineered wood foundation, sump pump, and a 25 year warranty. New Hot Water Tank and electrical panel (2023), Washer, Dryer, Fridge, and Dishwasher. UV Window Shades and Central Air Conditioning for year-round comfort. Huge, Fully Fenced Yard + Single Car Garage. Prime Location: Quiet, dead-end street across from a greenspace, walking distance to parks, trails, amenities, and a bus route.

Built in 1912

## Essential Information

MLS® # A2220347

Price \$369,900

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	983
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

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

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bathroom Rough-in, High Ceilings, Laminate Counters, Sump Pump(s), Vinyl Windows
Appliances	Dryer, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

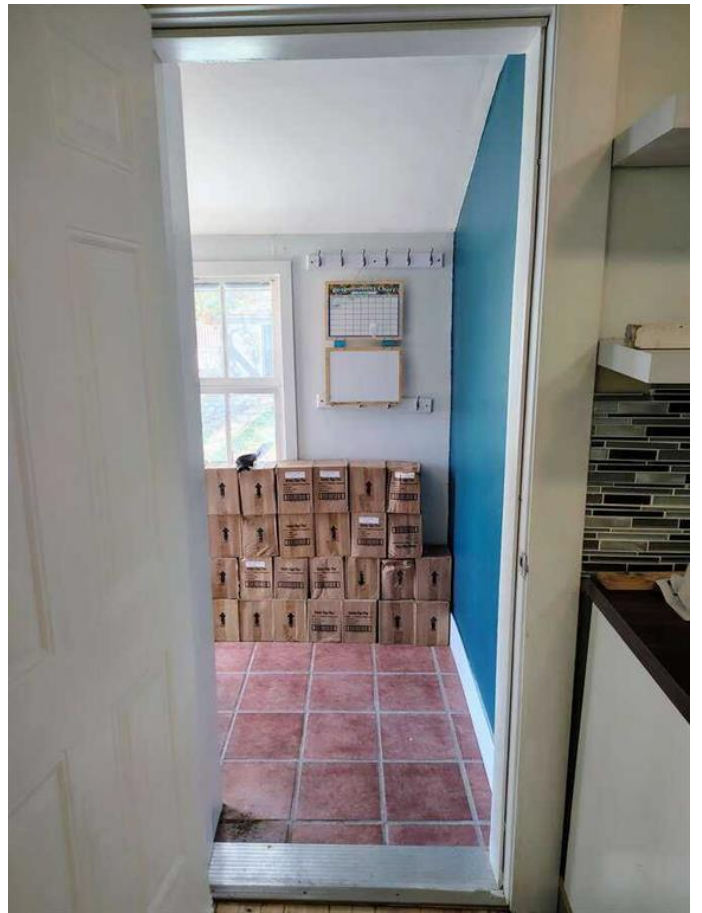
Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed May 12th, 2025  
Days on Market 6  
Zoning R-LD

## Listing Details

Listing Office Easy List Realty



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