

# \$249,900 - 7 12 Street Sw, Medicine Hat

MLS® #A2214376

## \$249,900

2 Bedroom, 1.00 Bathroom, 1,197 sqft  
Residential on 0.18 Acres

SW Hill, Medicine Hat, Alberta

Discover this delightful 2-bedroom, 1-bathroom home nestled on a corner lot in Medicine Hat. Inside, you'll find a spacious living area perfect for relaxing and entertaining, along with a functional kitchen and a separate dining room ideal for family meals. The comfortable bedrooms each feature convenient walk-in closets.

This property also boasts a walkout basement, a workshop, and a greenhouse in the backyard, offering fantastic opportunities for hobbies and gardening. Step outside to enjoy the delightful stone-paved patio, enhanced by unique brickwork with an archway and planters – an ideal spot for outdoor enjoyment.

Don't miss your chance to own this wonderful home!

Built in 1949

### Essential Information

MLS® #	A2214376
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,197
Acres	0.18
Year Built	1949



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7 12 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4T4

### Amenities

Parking	Off Street, Outside
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### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry
Appliances	Dishwasher, Gas Stove, Refrigerator
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	6
Zoning	R-LD

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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