

227 12 Street SE
Medicine Hat, Alberta

MLS # A2207628



\$639,000

Division:	SE Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,051 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer, Garage Door Remote (1), Central Air, Blinds, Drapes, TV Mount (1)

PRICE REDUCED – NOW PRICED TO SELL! Discover this stunning 2,050 SqFt modern home in the highly sought-after SE Hill neighborhood. From the moment you step inside, you're welcomed by a spacious entryway with ample storage for coats and personal items. The main floor boasts an open-concept design, featuring a beautifully crafted chef's kitchen with a waterfall quartz island, extended lower counter space for casual dining, and additional seating. A second sink and generous cupboard space make this kitchen a dream for any home cook. Adjacent to the kitchen, the formal dining area is perfect for hosting gatherings, while the cozy living room—complete with an electric fireplace—offers breathtaking views of the backyard and serene coulee. A mudroom and half bath provide easy access to the covered patio, backyard, and heated detached garage. A dedicated office space completes the main floor, ideal for those working from home. Upstairs, the bright and spacious primary suite features built-in cabinetry for effortless organization, a luxurious 5-piece ensuite, and stunning coulee views. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room complete this level. The lower level offers a versatile recreational space, perfect for a home theater, games room, or gym. Outside, the expansive covered patio provides a private retreat with no rear neighbors, backing onto a lush green space with unobstructed coulee views. The heated detached garage is easily accessible from the backyard. This exceptional home is move-in ready—don't miss out! Schedule your viewing today!