

**454 12 Street SE
Medicine Hat, Alberta**

MLS # A2228277

\$315,000



Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,001 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Bathroom Rough-in, Sump Pump(s)		

Inclusions: microwave (as is)

Charming 1.5 Storey Home on the SE Hill – 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 warranty—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. Don’t miss your chance to own a piece of SE Hill charm—with the peace of mind that comes from high-quality, modern improvements.