

\$149,900 - 492 12 Street Se, Medicine Hat

MLS® #A2121389

\$149,900

2 Bedroom, 1.00 Bathroom, 858 sqft

Residential on 0.07 Acres

SE Hill, Medicine Hat, Alberta

Discover Your Next Investment Opportunity at 492 12th ST SE, Medicine Hat!

Looking to dive into the world of real estate investment? Look no further than this charming 2-bedroom, 1-bathroom property on a quiet dead-end street in Medicine Hat!

Step inside and explore a home filled with character and potential. Upon entry, you'll be greeted by the warm ambiance of the living room, complete with beautiful shelving and plenty of charm. The kitchen features newer cabinetry and offers a functional space to cook and entertain guests. With some new windows in the property, you are on your way to a more energy-efficient home.

With excellent tenants already in place and competitive rental rates, this property presents a fantastic opportunity for first-time investors or those looking to expand their portfolio. And thanks to its prime location on a quiet dead-end street, you can enjoy peace and privacy with minimal drive-by traffic.

It is situated in a neighbourhood that offers convenient access to amenities, parks, and recreational areas, making it an attractive option for renters and homeowners alike. Don't miss out on this affordable home with endless possibilities—schedule your showing today and take the first step toward securing your financial future! Square footage includes front



porch sunroom. Newer Shingles

Built in 1914

Essential Information

MLS® #	A2121389
Price	\$149,900
Sold Price	\$145,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	0.07
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	492 12 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1V8

Amenities

Parking Spaces	2
Parking	Off Street, On Street

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	See Remarks

Additional Information

Date Listed	April 9th, 2024
Date Sold	May 23rd, 2024
Days on Market	44
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.