

# \$495,000 - 2628 12 Ave Se, Medicine Hat

MLS® #A2157128

**\$495,000**

4 Bedroom, 2.00 Bathroom, 1,622 sqft

Residential on 0.19 Acres

Connaught, Medicine Hat, Alberta

Welcome to your dream home nestled in one of the most desirable neighborhoods in Medicine Hat!! This beautifully maintained 4-bedroom, 2-bathroom bungalow offers a perfect blend of comfort and elegance, making it an ideal haven for families and entertainers alike, complete with 2 car attached garage. Enjoy the inviting charm of a well-designed main floor featuring 2 cozy living areas, one with a wood fireplace, perfect for those chilly evenings and creating a warm, welcoming ambiance. You will enjoy preparing meals in the beautiful updated kitchen with granite counter tops, and huge island. The home boasts main floor laundry for added convenience, streamlining your daily routines and keeping everything easily accessible. The main floor also has 2 bedrooms. The great sized primary bedroom has a cheater door to the main 4 piece bathroom. Downstairs you will find 2 more bedrooms, family room with another wood fireplace, and a 3 piece bathroom, and storage room. Step outside to a stunning backyard that provides a serene, private retreat. Whether you're relaxing or hosting gatherings, the tranquil setting and lush greenery offer the perfect backdrop. Overlooking the picturesque Connaught Golf Course, you'll enjoy unobstructed views and the peaceful # 9 fairway right from your backyard. It's like having your own slice of paradise!! Don't miss this opportunity to make this property your own !!



Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2157128    |
| Price          | \$495,000   |
| Sold Price     | \$450,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,622       |
| Acres          | 0.19        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 2628 12 Ave Se |
| Subdivision | Connaught      |
| City        | Medicine Hat   |
| County      | Medicine Hat   |
| Province    | Alberta        |
| Postal Code | T1B 1V6        |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached, RV Access/Parking |

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island                            |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | Central Air                                                 |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 2                                                           |
| Fireplaces        | Wood Burning                                                |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

**Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | On Golf Course      |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |
| Foundation        | Poured Concrete     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2024 |
| Date Sold      | October 5th, 2024 |
| Days on Market | 51                |
| Zoning         | R-LD              |
| HOA Fees       | 0.00              |

**Listing Details**

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

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