

\$450,000 - 1199 Minto Avenue Se, Medicine Hat

MLS® #A2187554

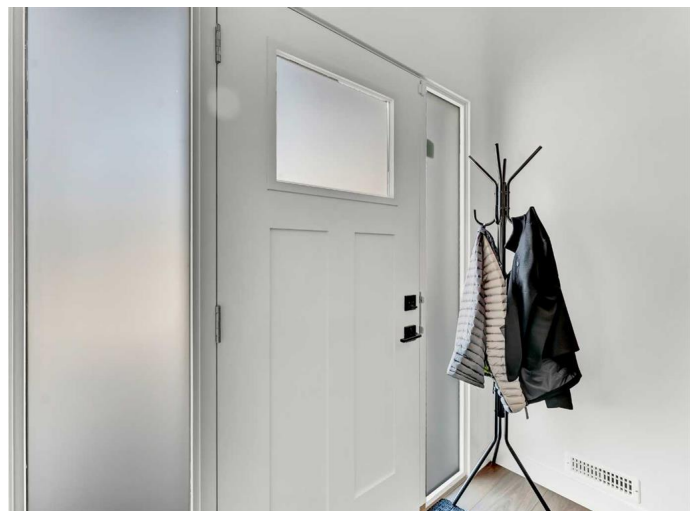
\$450,000

3 Bedroom, 3.00 Bathroom, 850 sqft

Residential on 0.08 Acres

River Flats, Medicine Hat, Alberta

This custom-built semi-detached home was built to be loved, combining elegance, quality craftsmanship, and thoughtful design both inside and out. The exterior features a stunning blend of hardie board and stonework, gemstone lighting, cement siding and LP Smart board accents for durable finish. Providing a modern yet timeless curb appeal. Inside, the attention to detail is impeccable, with beautiful vinyl plank flooring throughout, custom cabinetry, high ceilings, and solid oak railings that exude sophistication. Natural light pours through the home, highlighting its neutral finishes and creating a bright, inviting atmosphere. The main floor offers an open-concept layout that is perfect for entertaining, with a spacious kitchen featuring quartz countertops and a seamless flow into the dining area loads of storage, with a great closet pantry for overflow, and a large center island with eat up seating . The living space is both functional and stylish, with ample room for relaxation. The home offers three spacious bedrooms, including a primary bedroom with its own impressive 3-piece ensuite with a beautiful walk in shower. There is a also a walk-in closet. The upper level also includes a convenient powder room. Below, you'll find two additional bedrooms, 9 foot ceilings, large windows, and a well-appointed 4-piece bathroom. The lower floor also features laundry facilities and an open family room space, ideal for gatherings or relaxation. Outside, the private yard space offers a



peaceful retreat, complete with a BBQ gas line for outdoor cooking and dining. Conveniently located near Strathcona Park, swimming pools, and schools, this home provides both tranquility and access to excellent amenities. With its high-end finishes, exceptional design, and prime location, this home is truly a place to call your own!

Built in 2023

Essential Information

MLS® #	A2187554
Price	\$450,000
Sold Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	850
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Sold

Community Information

Address	1199 Minto Avenue Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0X8

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Off Street, Garage Faces Side

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot, Many Trees
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2025
Date Sold	February 5th, 2025
Days on Market	19
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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