

\$399,000 - 2445 12 Avenue Se, Medicine Hat

MLS® #A2225610

\$399,000

3 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.14 Acres

Connaught, Medicine Hat, Alberta

This well-maintained 3-bedroom, 2-bathroom bi-level offers comfort, character, and a fantastic location in the heart of Connaught. Close to shopping and within walking distance of the golf course! The exterior showcases lasting curb appeal with a blend of brick, cedar, and stucco for a timeless, durable finish. Inside, enjoy the warmth and ambiance of wood-burning fireplaces on both levels – perfect for cozy evenings. The main floor features a functional layout with sliding patio doors off the dining area leading to a covered, maintenance-free deck. Additional highlights include an attached carport plus a garage for ample parking and storage. This is a solid home in a sought-after neighborhood, offering the perfect balance of space, and convenience.

Built in 1977

Essential Information

MLS® #	A2225610
Price	\$399,000
Sold Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,162
Acres	0.14
Year Built	1977



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2445 12 Avenue Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1Y9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Covered, Garage Door Opener, Single Garage Attached, Attached Carport

Interior

Interior Features	Storage, Dry Bar
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cedar, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
-------------	----------------

Date Sold	June 5th, 2025
Days on Market	8
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.