



167 12 Street SE
Medicine Hat, Alberta

MLS # A2305958



\$324,900

Division:	SE Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,018 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Stucco	Zoning:	Low Density Residential
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, washer, dryer, fridge, stove, microwave, window coverings, garage control +one remote

Turnkey, stylish, and loaded with potential! This beautifully updated 1 $\frac{1}{2}$ -storey home in the SE Hill offers all the big-ticket upgrades—windows, furnace, hot water tank, kitchen, flooring, paint, and appliances—it's ready for you to move in and enjoy. Thoughtfully refreshed throughout, the home blends modern updates with inviting character. The main-floor primary bedroom adds everyday convenience, while two bright upstairs bedrooms featuring original hardwood floors bring warmth, charm, and flexible living space for family, guests, or a home office. Step outside and you'll find one of the property's most impressive features: a brand new, fully finished and heated double detached garage. Whether you need secure parking, a workshop, hobby space, or are exploring additional income opportunities, this versatile space delivers exceptional value. As an added bonus, most furniture and kitchen items are negotiable, making this a truly turnkey opportunity with minimal setup required. Located in the desirable SE Hill area, this home is ideal for first-time buyers, those looking to downsize without compromise, or savvy investors seeking a flexible Airbnb or income-generating property.