

2481 12 Avenue SE
Medicine Hat, Alberta

MLS # A2267160

\$379,900

Division:	Connaught		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,293 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached Carport, Parking Pad, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, See Remarks		

Inclusions: N/A

This untouched gem in the desirable Connaught neighbourhood is hitting the market for the very first time! Meticulously cared for by its original owner, pride of ownership is evident throughout this solid brick bi-level. With timeless curb appeal, a great layout, and an unbeatable location just steps from the golf course, this home offers an incredible opportunity to make it your own. Featuring 4 generously sized bedrooms, including a primary suite with a private 2-piece ensuite, this home provides plenty of space for family or guests. Enjoy cozy evenings by two beautiful wood-burning fireplaces, one on each level, adding warmth and character to both the living and recreation spaces. The spacious lower level offers high ceilings, a large recreation room, and a built-in bar — perfect for entertaining or relaxing. Outside, you’ll find an attached single garage, additional carport, and a large fenced backyard — ideal for kids, pets, or future garden plans. Situated on a corner lot in a quiet, mature area, this property combines solid bones with endless potential. Whether you’re looking to modernize a classic or simply move into a home that’s been lovingly maintained, 2481 12th Ave SE is the perfect place to start your next chapter.