

# \$409,900 - 40 12 Street Nw, Medicine Hat

MLS® #A2190919

## \$409,900

3 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.14 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Newer 2017 bungalow built by Brost Construction with vinyl plank flooring throughout. This home has an open floor plan with 2 bedrooms on the main level along with main floor laundry. Also included is a chair lift in the garage and a stair lift going downstairs but both can be removed if preferred.

Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190919    |
| Price          | \$409,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,117       |
| Acres          | 0.14        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 40 12 Street Nw            |
| Subdivision | Northwest Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1A 6P5 |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows  |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Microwave |
| Heating           | Forced Air, High Efficiency   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Gentle Sloping, Interior Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 82                 |
| Zoning         | R-LD               |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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