

\$379,900 - 2481 12 Avenue Se, Medicine Hat

MLS® #A2267160

\$379,900

4 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.17 Acres

Connaught, Medicine Hat, Alberta

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.

Built in 1977

Essential Information



MLS® #	A2267160
Price	\$379,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2481 12 Avenue Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B1Y9

Amenities

Parking Spaces	4
Parking	Parking Pad, Single Garage Attached, Attached Carport
# of Garages	1

Interior

Interior Features	Bar, See Remarks
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	8
Zoning	R-LD

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.