

# \$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, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Garage Control(s)  
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, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Lawn, Rectangular Lot, City Lot, Street Lighting, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed January 29th, 2025  
Days on Market 86  
Zoning R-LD

### **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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.