

\$434,800 - 14 Milne Place Se, Medicine Hat

MLS® #A2226900

\$434,800

3 Bedroom, 3.00 Bathroom, 1,592 sqft

Residential on 0.16 Acres

Connaught, Medicine Hat, Alberta

This fully finished bungalow in Connaught offers a great blend of style, space, and thoughtful updates. With three bedrooms (room for more) plus a den and three full bathrooms, itâ€™s a flexible layout that works well for families or anyone looking for move-in-ready living in a great neighbourhood. The main floor was completely renovated professionally in 2019 and features a sleek, modern kitchen with stainless steel appliances (2019), quartz countertops, a newer gas stove, a pantry, and a coffee bar that flows into the dining area. The living room is spacious and bright, and there are two bedrooms on the main level, including a generous primary suite with a good-sized, 4-piece ensuite. Another beautifully renovated 4-piece bathroom completes the main floor. The attached single garage was professionally converted into a den and a dedicated main floor laundry room with a 2019 washer and dryer. The den offers flexible spaceâ€”ideal for a home office, playroom, gym, or potential fourth bedroom. The finished basement adds even more living space with a large family room, one bedroom, a 3-piece bathroom, and a large storage room. Youâ€™ll find lovely front landscaping, a fenced garden area, and a welcoming front deck outside. The backyard is fully fenced with garden beds, perennials, a drip irrigation system, and a 22x24 detached garage. Underground sprinklers serve both the front and back yards. Other major upgrades include R50 insulation in the attic, shingles (2021), a



hot water tank (2019), a furnace and AC (2010) that have been serviced annually, main floor windows replaced in 2010, and a sump pump (5 years old). This home checks all the boxesâ€”donâ€™t miss your chance to make it yours!

Built in 1974

Essential Information

MLS® #	A2226900
Price	\$434,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,592
Acres	0.16
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	14 Milne Place Se
Subdivision	Connaught
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 7P3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Built-in Features, Pantry, Storage
Appliances	Other

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Underground Sprinklers
Roof	Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	16
Zoning	R-LD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.