

# \$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	17
Zoning	R-LD

## Listing Details

Listing Office	RIVER STREET REAL ESTATE
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