

\$399,900 - 901, 350 Somerside Road Se, Medicine Hat

MLS® #A2123180

\$399,900

2 Bedroom, 2.00 Bathroom, 1,171 sqft
Residential on 0.06 Acres

Southland, Medicine Hat, Alberta

Welcome to your new home at Southlands Gate, where convenience meets comfort in this exceptional END UNIT townhouse-style condo. Nestled conveniently behind the Southlands Crossing shopping area (Walmart), this vibrant community offers everything near your doorstep, from grocery shopping to dining and beautiful walking trails around Celebration Hill Park.

Step inside this bright and modern 2-bedroom, 2-bathroom haven, boasting an inviting open concept design and chic vinyl plank flooring throughout. The spacious master bedroom features a walk-in closet and a luxurious 3-piece ensuite with a large walk-in shower. Prepare to be wowed by the kitchen, adorned with two-tone custom cabinets, newer tile backsplashes, sleek quartz countertops, and upgraded Stainless appliances package, creating a perfect blend of style and functionality. Plus, enjoy the convenience of central A/C, Maytag central vac, and main floor laundry with included washer and dryer. The possibilities are endless with the basement. It has HIGH CEILINGS, Currently serving as a gym and recreation area. It offers ample space for future expansion with a roughed-in bathroom and potential for two additional bedrooms, a den, plus a family room!

But that's not all – this home is equipped with a HEATED double attached garage, fully finished, and with floor drain! Imagine Relaxing



on either of the covered decks (front and back). Plus, the gas BBQ hook-up ensures effortless outdoor cooking year-round.

Enjoy worry-free living with low condo fees of only \$220 per month, covering snow removal, landscape maintenance, exterior upkeep, and insurance.

Don't miss your chance to experience the epitome of modern living in Southlands Gate. Schedule your viewing today and make this exceptional condo your own!

Built in 2018

Essential Information

MLS® #	A2123180
Price	\$399,900
Sold Price	\$405,700
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,171
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	901, 350 Somerside Road Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0R9

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Barbecue, Private Entrance, Rain Gutters
Lot Description	Other, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2024
Date Sold	April 25th, 2024
Days on Market	9
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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