

\$493,900 - 502, 401 Southlands Boulevard Se, Medicine Hat

MLS® #A2124508

\$493,900

3 Bedroom, 3.00 Bathroom, 1,046 sqft
Residential on 0.00 Acres

Southland, Medicine Hat, Alberta

Welcome to your dream retirement home, where every detail and upgrade is designed to embrace luxury, comfort, and relaxation. Nestled in a sought after community, close to amenities, this thoughtfully designed customized villa offers a haven of tranquility and sophistication. The front porch immediately welcomes you, this is the perfect place to enjoy a morning coffee on a summers day. As you step inside you are greeted by 9' ceilings, a conveniently located office/bedroom featuring dbl doors, this is the perfect place to work from home. The spacious and open living area boasts the perfect layout, tastefully upgraded to feature LED lighting, large windows that flood the space with natural light, creating an inviting atmosphere for gatherings with loved ones. The gourmet kitchen is a culinary masterpiece, featuring top-of-the-line stainless steel appliances, custom cabinetry, quartz countertops, and a centre island perfect for meal preparation and casual dining. Whether you're hosting a dinner party or enjoying a quiet evening in, this kitchen is sure to delight even the most discerning chef. Retreat to the luxurious primary suite, where relaxation awaits. The bedroom offers a peaceful sanctuary, complete with, a lovely ensuite, walkthrough closet and the conveniently located laundry room with additional cabinetry. Descend to the beautifully developed basement that features



9' ceilings, storage closet, an additional bedroom with walk-in closet, family room and spacious flex room that is the perfect gym for keeping fit as a fiddle!! Step outside onto the covered deck with gas line for BBQ, this is the perfect place to dine alfresco or enjoy a good book! This retirement villa has been impeccably maintained and is in perfect condition, allowing you to move in and start enjoying the lifestyle you deserve. The attached heated garage offers a clean dry place for you to park or practice your hobbies. Don't miss your chance to experience luxury living at its finest in this stunning retirement villa. With condo fees at only \$250 per month this is quite possibly what you've been looking for!!! Schedule a showing today and start envisioning the endless possibilities for your future in this beautiful home. All Remaining NEW HOME WARRANTY to be transferred to the new owner!

Built in 2021

Essential Information

MLS® #	A2124508
Price	\$493,900
Sold Price	\$482,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,046
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	502, 401 Southlands Boulevard Se
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Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0T1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage

Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 20th, 2024
Date Sold	May 20th, 2024
Days on Market	28
Zoning	CS
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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