

\$494,900 - 176 Somerset Way Se, Medicine Hat

MLS® #A2127783

\$494,900

5 Bedroom, 4.00 Bathroom, 1,728 sqft

Residential on 0.08 Acres

SE Southridge, Medicine Hat, Alberta

Introducing an exceptional investment opportunity in the heart of the city! Welcome to Adorah Homes' latest development featuring a two-storey duplex with a legal basement suite. This property not only offers comfortable living spaces but also provides income-generating potential to help offset mortgage costs. The main two-storey unit boasts 1728 Sqft of carefully designed living space. Upon entry, you're greeted by a spacious, light-filled living room with access to a back deck overlooking a private yard space. The kitchen exudes modern elegance, featuring a large walk-in pantry, an island with seating, a complete appliance package (including a gas stove), and quartz countertops. Upstairs, 3 generously sized bedrooms await, including a Primary Suite large enough to accommodate a king-sized bed, complete with a 4-piece Ensuite and a substantial walk-in closet. Also conveniently located on this floor is a full bathroom and laundry area. Downstairs, the fully rentable legal basement suite spans 864 Sqft and includes 2 bedrooms, a well-appointed bathroom, an eat-in kitchen, a spacious living room and its own in-suite laundry. This suite mirrors the high-quality finishes of the main unit, featuring quartz countertops, a 4-piece appliance package (also with a gas stove) and ample storage space throughout. Located within walking distance to all amenities such as schools, shopping, restaurants, coffee shops, and scenic walking/biking paths, this



property is perfectly positioned for both convenience and lifestyle. Whether you choose to live in one unit and rent out the other or utilize both for rental income, this duplex presents a rare opportunity to own a brand-new property with dual occupancy potential. Don't miss out on this chance to secure a modern, income-generating property in a prime location and explore how this duplex can fit your investment and lifestyle goals seamlessly**PHOTOS ARE SIMILAR TOO ACTUAL LISTING**

Built in 2024

Essential Information

MLS® #	A2127783
Price	\$494,900
Sold Price	\$494,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,728
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	176 Somerset Way Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0C2

Amenities



Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	July 2nd, 2024
Days on Market	25
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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