

\$494,900 - 174 Somerset Way Se, Medicine Hat

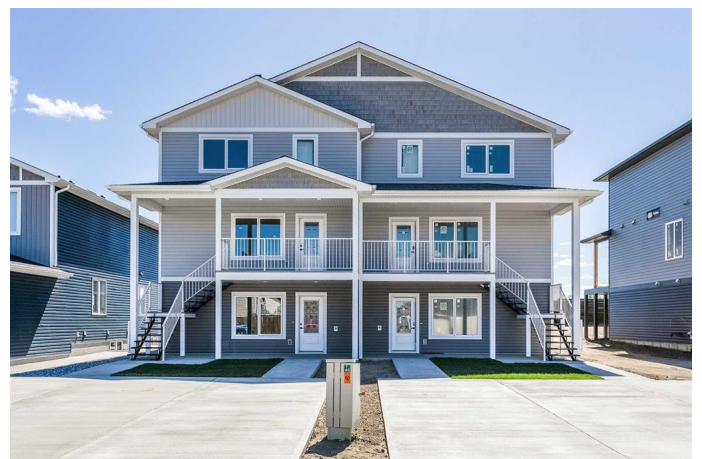
MLS® #A2143861

\$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**INTERIOR PHOTOS ARE SIMILAR TOO ACTUAL LISTING**

Built in 2024

Essential Information

MLS® #	A2143861
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	174 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 Floor
Entrance, Storage
Appliances Dishwasher, Dryer, Microwave
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 23rd, 2024
Date Sold July 4th, 2024
Days on Market 11
Zoning R-LD
HOA Fees 0.00

Listing Details

Listing Office RIVER STREET REAL ESTATE

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