

# \$619,900 - 35 Sierra Road Sw, Medicine Hat

MLS® #A2159146

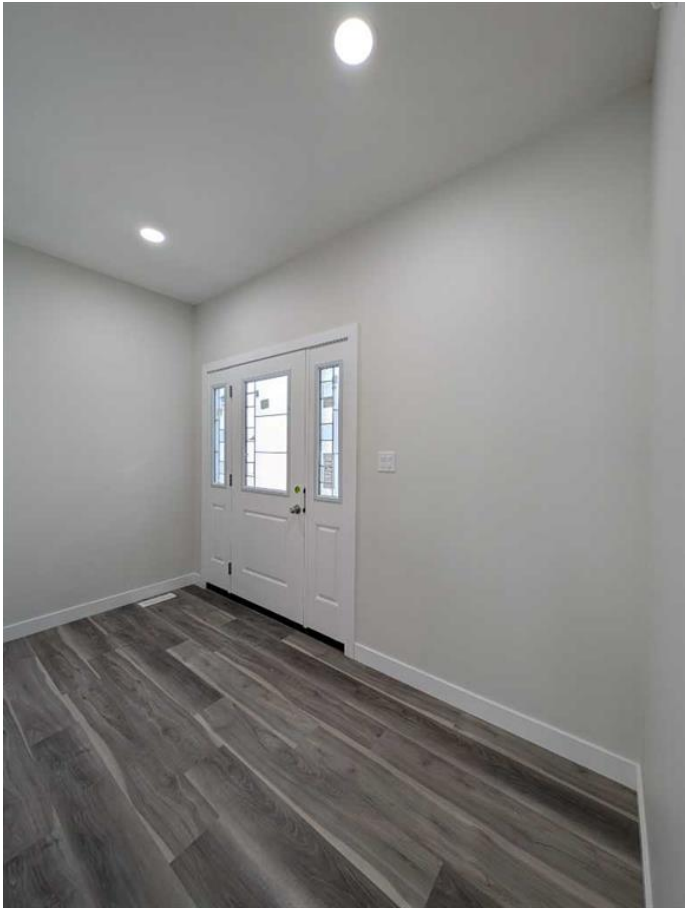
## \$619,900

4 Bedroom, 3.00 Bathroom, 1,340 sqft  
Residential on 0.10 Acres

SW Southridge, Medicine Hat, Alberta

Be the first to own this new walkout bungalow located in the desirable Sierra location. Built by New Tab Homes Ltd, this home is near completion. With 1,340 square feet of living space and 10-foot ceilings, the open concept design seamlessly blends the living, dining, and kitchen areas—perfect for hosting and entertaining. Slider doors from the living room open onto a large covered deck, providing an excellent space for outdoor enjoyment. The main floor also features a convenient laundry room with a sink, a full 4-piece bathroom, and two bedrooms. The spacious primary bedroom includes a walk-in closet and a 4 piece ensuite with double sinks and a glass shower. Head down to the walkout basement and you will find a large family room with access to the lower covered patio, 2 additional bedrooms, 4 pc bathroom and furnace room. Double attached garage and driveway offer ample off street parking. \*\*Please note that RMS square footage is being provided from the builder plans\*\*

Built in 2024



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2159146  |
| Price      | \$619,900 |
| Sold Price | \$616,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,340       |
| Acres          | 0.10        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 35 Sierra Road Sw |
| Subdivision | SW Southridge     |
| City        | Medicine Hat      |
| County      | Medicine Hat      |
| Province    | Alberta           |
| Postal Code | T1B 4Y6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner                                        |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | Central Air                                                    |
| Has Basement      | Yes                                                            |
| Basement          | Full, Walk-Out                                                 |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Standard Shaped Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | August 20th, 2024   |
| Date Sold   | February 12th, 2025 |

Days on Market

176

Zoning

R-LD

HOA Fees

0.00

Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY



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