

\$479,900 - 155 Shannon Drive Se, Medicine Hat

MLS® #A2166790

\$479,900

4 Bedroom, 3.00 Bathroom, 1,955 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to your dream home! This stunning 2-storey split family residence is nestled in the desirable Southridge neighborhood, offering an inviting blend of comfort and style.

As you enter, you're greeted by a large and welcoming foyer that sets the tone for the rest of the home. The unique staircase adds a touch of elegance and leads you up to the top floor of the house. The family room, featuring a cozy fireplace, is perfect for relaxing evenings and gatherings with loved ones. The kitchen is a chef's delight, boasting attractive white cabinets, a stylish tiled backsplash, Kenmore elite appliances and luxurious granite countertops. With a gas stove and a central island, meal prep becomes a pleasure. The dining area flows seamlessly through a garden door to an amazing covered deck with eastern exposure, ideal for morning coffee or evening barbecues. There is a Maax hot tub located just off the deck, and the fenced and landscaped backyard provides a private oasis for outdoor enjoyment. Convenience is key, with a laundry room equipped with storage and a convenient 2-piece powder room located on the main level.

Upstairs, you'll find three generously sized bedrooms. The master suite is a true retreat, featuring a large walk-in closet and a spa-like ensuite with an extra-large deluxe walk-in shower and double sinks, offering a serene space to unwind. The partially developed lower level presents a spacious family/recreation room, perfect for movie nights or a play area,



with ample storage space to keep your belongings organized. Additional features include an attached double garage with 220V wiring and radiant heat, a triple driveway, and RV parking, making this home perfect for families and outdoor enthusiasts alike. There are new windows in the the TV room, two upstairs bedrooms, and kitchen. The fence was upgraded to vinyl fencing in 2020 and the furnace in 2021. Don't miss your chance to make this beautiful house your forever home. Schedule a viewing today!

Built in 1994

Essential Information

MLS® #	A2166790
Price	\$479,900
Sold Price	\$460,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,955
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	155 Shannon Drive Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4C2

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Closet Organizers, Central Vacuum, Granite Counters
Appliances	Dishwasher, Garburator, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	November 4th, 2024
Days on Market	46
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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