

\$450,000 - 35 Sierra Lane Sw, Medicine Hat

MLS® #A2177422

\$450,000

3 Bedroom, 3.00 Bathroom, 1,005 sqft

Residential on 0.08 Acres

SW Southridge, Medicine Hat, Alberta

Seldom do these come onto the market. This condo will be attractive to many Buyers. Some unique features include: double attach heated garage, main floor laundry, vaulted ceilings, master with it's ensuite is at the back of the property on the main level, large covered deck off the kitchen eating area overlooking the walking paths. In the lower level you will find two more bedrooms, full bathroom with a jetted tub, oversized family room with a nice corner gas fireplace and a office/other room which presently is shown as a playroom for visiting grandchildren. Walkout to a nice overed patio.

Coulee Estates is self managed condo to keep the condo fees low (\$320.) and can boast as having very little turnover of their owners. This unit needs paint but a recent estimate is in hand and will be left on the kitchen counter. All of the blinds are Hunter Douglas and in excellent condition. Any or all of the furniture including the BBQ & patio furniture, freezer and fridge in the garage and the garage shelving and work bench is negotiable. Very easy to show.

Built in 2006

Essential Information

MLS® #	A2177422
Price	\$450,000
Sold Price	\$430,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,005
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Back Split
Status	Sold

Community Information

Address	35 Sierra Lane Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0A7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Walk-In Closet(s), Ceiling Fan(s), Central Vacuum, Jetted Tub, No Animal Home, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Microwave Hood Fan, See Remarks
Heating	Fireplace(s), Mid Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Balcony, Courtyard
Lot Description	Back Yard, Lawn, Landscaped, Close to Clubhouse, Conservation, Cul-De-Sac, Environmental Reserve, Greenbelt, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2024
Date Sold	February 5th, 2025
Days on Market	91
Zoning	R-MD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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