

# \$334,900 - 271 Seven Persons Drive Sw, Medicine Hat

---

MLS® #A2177713

**\$334,900**

4 Bedroom, 2.00 Bathroom, 918 sqft

Residential on 0.14 Acres

SW Southridge, Medicine Hat, Alberta

Looking for a home that's as fresh as your vibe? Check out this gem with 4 bedrooms, 2 bathrooms, and new updates throughout. It's move-in ready and packed with everything you need to make it your own. From the moment you walk in, you'll notice the perfect space for both relaxed nights in and hosting friends. The kitchen has a shiny new stove & fridge. (2016). The whole place feels bright and fresh thanks to new vinyl windows(2021) that let in tons of natural light, buyers will love the newer furnace (2016) and hot water tank (2017), you'll stay cozy and comfortable year-round, no matter the weather. Out back, the new fence (2020) and deck (2022), gives you the privacy you crave for those backyard BBQs or just chilling with a good book. Plus, the brand-new shingles mean you're covered "literally" for years to come. Located in a prime spot near shopping, schools, and scenic walking paths, you've got everything you need within a short stroll or drive. Whether you're picking up a coffee, running errands, or heading out for a walk, it's all right there. This home is so cozy, convenient, and stylish "what more could you ask for? Come check it out and see why this could be the one!!!

Built in 1978

## Essential Information

MLS® #

A2177713



|                |             |
|----------------|-------------|
| Price          | \$334,900   |
| Sold Price     | \$330,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 918         |
| Acres          | 0.14        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 271 Seven Persons Drive Sw |
| Subdivision | SW Southridge              |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1B2C7                     |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Utilities      | Electricity Available, Garbage Collection, Natural Gas Available |
| Parking Spaces | 4                                                                |
| Parking        | Driveway, Off Street, Parking Pad, RV Access/Parking             |

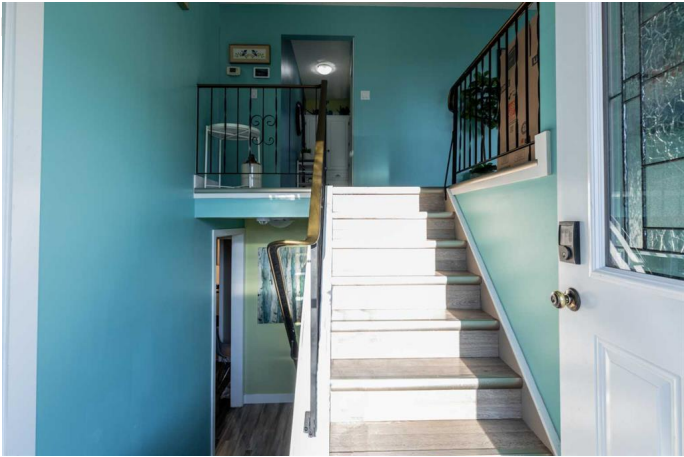
### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, See Remarks, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                          |
| Cooling           | Central Air                                                                         |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |

|              |                                |
|--------------|--------------------------------|
| Construction | Brick, Stucco, Aluminum Siding |
| Foundation   | Poured Concrete                |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2024 |
| Date Sold      | November 28th, 2024 |
| Days on Market | 14                  |
| Zoning         | R-LD                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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.