

\$399,900 - 193 Seven Persons Drive Sw, Medicine Hat

MLS® #A2179216

\$399,900

5 Bedroom, 2.00 Bathroom, 1,040 sqft
Residential on 0.13 Acres

SW Southridge, Medicine Hat, Alberta

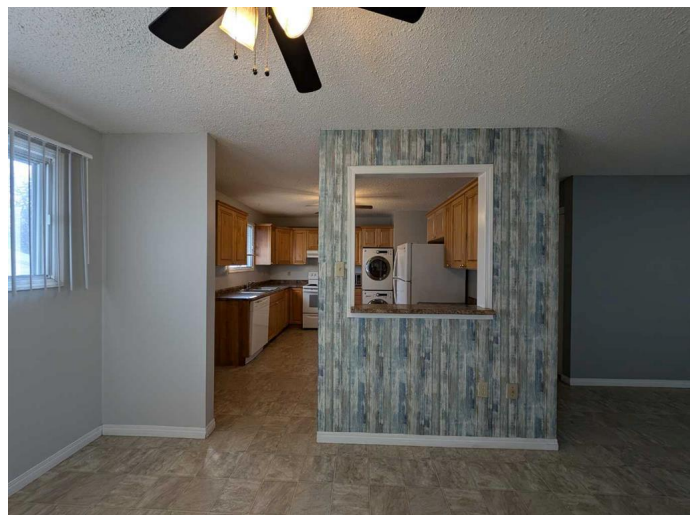
Welcome to this fantastic bi-level home, perfect for revenue seekers. With a legal basement suite, you can rent out both levels OR live upstairs and rent out the lower unit, maximizing your investment potential. The upper level features a bright living room filled with natural light, 3 spacious bedrooms, a 4-piece bathroom, and a well-equipped kitchen with all essential appliances. Enjoy the convenience of in-suite laundry as well with the stackable washer & dryer. The legal basement suite offers a private entrance with 2 comfortable bedrooms, a large living room, a 4-piece bathroom, and a fully equipped kitchen with its own washer and dryer, making it a desirable rental option. Outside, enjoy a fenced backyard, a driveway providing ample parking, and a large heated detached garage. There's also designated RV parking. A big deck extends your living space outdoors, providing an excellent spot for entertaining or simply enjoying the fresh air " with plenty of room for both tenants to appreciate their surroundings. This home is ideally located near schools, parks, shopping, and public transportation. Don't miss this incredible opportunity to own a versatile property that caters to both investors and families.

Built in 1978

Essential Information

MLS® #

A2179216



Price	\$399,900
Sold Price	\$390,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.13
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	193 Seven Persons Drive Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2C7

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Heated Garage, Off Street, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Microwave Hood Fan, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	See Remarks, Suite

Exterior

Exterior Features	None
Lot Description	Landscaped

Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	January 20th, 2025
Days on Market	66
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

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.