

\$399,900 - 45 Red Deer Drive Sw, Medicine Hat

MLS® #A2185032

\$399,900

4 Bedroom, 3.00 Bathroom, 1,376 sqft

Residential on 0.20 Acres

SW Hill, Medicine Hat, Alberta

Immediate Possession! Welcome to this fantastic 4 bedroom bungalow, perfectly situated in the quiet neighborhood of Harlow in the SW Hill area. Enjoy easy access to walking paths, parks, and the picturesque River, making this the perfect home for nature lovers and families alike. This beautifully maintained home has undergone numerous updates in recent years, including vinyl plank flooring, windows (2023), shingles & eavestroughs (2022), fence (2019/2020), LED light fixtures, kitchen appliances (2023), and updated electrical throughout (2020). The result is a bright and airy interior that shines with modern charm. The main floor boasts an open concept living area that flows seamlessly from the dining room into the spacious kitchen. The kitchen features stainless steel appliances & a center island. Two sets of patio doors from the kitchen area lead out to the expansive partial wrap-around deck, perfect for entertaining and taking in the beautiful views of the backyard. The main floor also features a sunken living room providing ample space for relaxing and socializing. Completing this floor is a 4pc bathroom and 3 bedrooms including the primary bedroom that has a 2pc bathroom. The basement is a haven for family activities and hobbies. With a large family room, an additional bedroom, office/den, a 4pc bathroom, laundry room, and storage room, there's plenty of space for everyone to spread out and enjoy their favorite activities. There is also access to the yard through a basement



door as well. The fully fenced backyard is a serene oasis with mature trees and shrubs providing natural privacy and shade, making it the perfect spot to relax and unwind. The 20x23 attached garage provides ample parking and storage space for your vehicles and outdoor equipment. With its large driveway, you'll never have to worry about parking space again. Don't miss out on this incredible opportunity to own a beautiful home. This is truly a must-see home that will exceed your expectations in every way!

Built in 1972

Essential Information

MLS® #	A2185032
Price	\$399,900
Sold Price	\$400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.20
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	45 Red Deer Drive Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 7J6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Kitchen Island, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Refrigerator, Range Hood, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 3rd, 2025
Date Sold	February 24th, 2025
Days on Market	52
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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