

\$365,000 - 29 Southlands Boulevard Se, Medicine Hat

MLS® #A2188869

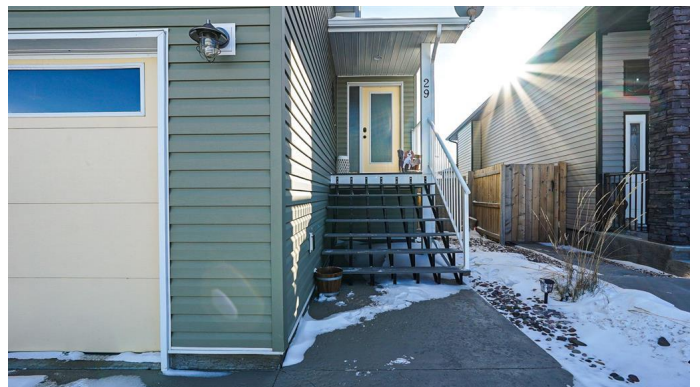
\$365,000

3 Bedroom, 3.00 Bathroom, 1,019 sqft

Residential on 0.06 Acres

Southland, Medicine Hat, Alberta

Stunning Half-Duplex in Prime Location - The Perfect Blend of Style & Convenience! Welcome to this gorgeous half-duplex, where modern design meets exceptional functionality in an unbeatable location! 29 Southlands Blvd is situated just a minute's walk away from schools, parks, and all the best shopping destinations the South-end of the City has to offer, this home is perfect for those who want it all! From the moment you walk in, you'll be greeted with the entryway that offers plenty of room to hang coats, purses, and drop your bags. Continuing down the hall, you'll find a sleek 2-piece powder room, ideal for guests, as well as a charming sliding barn door that leads to the pantry/broom closet, that are color matched to the kitchen island! The heart of this home is the stunning kitchen, featuring sparkling quartz countertops, newer stainless steel appliances, and custom cabinetry that blends form and function, as well as a custom built-in wine rack - perfect for showcasing your favourites! The open concept seamlessly flows into the dining and living area, creating a bright and airy space with loads of natural light, that's perfect for both entertaining and relaxing. Cozy up by the electric fireplace, adding a touch of warmth and ambiance to the entire main floor. Upstairs, you'll find your tranquil retreat - the spacious primary bedroom can easily accommodate a king-sized bed, with room to spare. Two closets provide ample storage and you also have access to a full 4-piece ensuite bathroom, featuring chic vinyl



tile flooring and modern finishes that make it feel like your own. Right outside the door, a generous linen closet keeps everything neatly organized, and a cozy media niche is ideal for your office setup or tech gear. Head downstairs and you will first come across the landing which has the entrance to the garage. It offers extra space for all your gear, with a deep closet for shoes, coats, and more. Plus, with the large under-the-stairs storage area, there's no shortage of room for your seasonal items. Down another short flight of stairs, you will discover a thoughtful, functional layout with two additional bedrooms, a stylish 4-piece bath, your utility room, laundry area, and more storage. The outdoor space is equally impressive. The backyard is a beautifully landscaped oasis, with lush grass, perennial plants, and mature trees and shrubs that add to the beauty. Cozy up on the beautiful deck, built with durable Trex decking, also equipped with a gas line for BBQ, or relax on the concrete patio in the middle of the yard, perfect for summer afternoons. And that's not all! This home comes equipped with central vac, an insulated and heated attached 14' x 22' garage, extra off street parking, and more thoughtful touches that make life just a little bit easier. Don't miss out on this one-of-a-kind property! Call TODAY to schedule your private showing!

Built in 2014

Essential Information

MLS® #	A2188869
Price	\$365,000
Sold Price	\$371,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,019
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	1 and Half Storey, Side by Side
Status	Sold

Community Information

Address	29 Southlands Boulevard Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0L7

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Heated Garage, Insulated, Off Street, Single Garage Attached

Interior

Interior Features	Kitchen Island, Closet Organizers, Stone Counters, Central Vacuum, Vinyl Windows, Open Floorplan, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Back Lane, Back Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2025
Date Sold	February 7th, 2025
Days on Market	16
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	EXP REALTY
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