

\$445,000 - 103 Sundown Road Sw, Medicine Hat

MLS® #A2211978

\$445,000

3 Bedroom, 2.00 Bathroom, 1,218 sqft
Residential on 0.10 Acres

SW Southridge, Medicine Hat, Alberta

This lovely modified walkout bi-level offers a unique and functional floor plan in an unbeatable location—just steps from parks, walking paths, and schools. Nestled on a quiet street and backing onto a peaceful green space, this inviting home offers comfort, privacy, and a connection to nature—perfect for any season of life. Inside, you™ll be welcomed by a spacious front entryway that sets the tone for the thoughtfully designed interior. The bright and open kitchen features a central island and direct access to the upper deck—a perfect spot to enjoy your morning coffee or wind down in the evening. The main level also includes a 4 pc bathroom and 2 comfortable bedrooms, including the primary suite with double closets. Upstairs, the large vaulted family room above the garage adds even more living space. Up a few steps there is also a bonus space, offering a flexible area that could easily serve as a home office, gym, or playroom—whatever suits your lifestyle. Downstairs, the fully developed walkout basement includes a third bedroom, a cozy family room, a second full bathroom, laundry, and generous storage. The walkout patio is a peaceful place to entertain or simply watch the kids play in the backyard. The home also includes an insulated and drywalled double attached garage. Low-maintenance landscaping enhances both the front and back yards, with rock detailing in the front and a handy storage shed in the back. Various recent updates add a fresh touch while



maintaining the home's timeless charm. This is a warm, welcoming property in a wonderful location—ready to fit your family's needs and lifestyle!

Built in 2004

Essential Information

MLS® #	A2211978
Price	\$445,000
Sold Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	103 Sundown Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4W8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Built-in Features, Kitchen Island, Ceiling Fan(s), Storage, Vaulted Ceiling(s)
Appliances	Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot, City Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Date Sold	May 16th, 2025
Days on Market	30
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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