

209 Somerset Road SE  
Medicine Hat, Alberta

MLS # A2229854



**\$519,800**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,377 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Shed, Underground Sprinklers, On Demand Boiler, Garage Heater, Garage Door Opener with Remote, 2 Gas Fireplaces

Beautiful Somerset home in a quiet location with Premium features, like Navien Tankless Hot water, vinyl fencing (on concrete curb), UG Sprinklers, heated garage, granite counters, stainless kitchen appliances, water softener, Maytag washer/dryer, 2 gas fireplaces and quality flooring. The Home boasts excellent curb appeal, with the accents of cedar and stone exterior, landscaping, low maintenance white fencing, and a cute front porch. The property is a nice size, sitting on a corner lot that allows for RV parking on the adjacent street and the potential for on-property boat/RV parking. Entering the home you are greeted with a bright living space filled with natural light and grand vaulted ceilings. The finishings in the home are well maintained with many surfaces refinished or replaced since 2019; like doors/closet doors, trim, baseboards, blinds and flooring. The main floor has beautiful vinyl plank flooring that compliments the open concept kitchen with a pantry. Enjoy the coziness of the 3 sided gas fireplace that joins all main floor spaces. The back patio deck overlooks a good sized yard with well appointed landscaping and choice birch and plum trees; Includes a fantastic shed on a concrete pad (there is power to the shed). The main floor also conveniently hosts the Laundry room and a bedroom. The primary suite is huge, has a large walk-in-closet and 5 pc ensuite with dual vanities, Jetted tub and walk-in shower. Downstairs has 2 more large bedrooms, a full bathroom, and a bright family room with a gas fireplace. The heated garage checks the last of all the boxes, with bonus wood shelving. This property has so much to appreciate. Contact a real estate agent to come see it in person, and be ready to fall in love with your new home!