

4942 Southlands Drive SE  
Medicine Hat, Alberta

MLS # A2277030



**\$434,000**

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Southland                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | Bi-Level                                                           |               |                   |
| <b>Size:</b>     | 1,059 sq.ft.                                                       | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                                                                  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Faces Rear, On Street |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard                                                          |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum, Tile, Vinyl  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                   | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Open Floorplan |                   |      |

**Inclusions:** Fridge, stove, dishwasher, hood fan, window coverings.

Ideal Family Home in Southlands Located in a fantastic Southlands location, this home is designed with family living in mind. Step into a spacious entryway that flows into an inviting open-concept main floor, filled with natural light. The kitchen offers an abundance of cabinets and counter space, while the large dining area and comfortable living room make it easy to entertain or enjoy family time. Conveniently, a door off the kitchen leads directly to the backyard. The main floor also includes two bedrooms and a full 4-piece bathroom. The primary suite is generous in size, easily accommodating a king bed, and features a walk-in closet and a well-finished 4-piece ensuite. The fully developed basement extends your living space with two additional bedrooms, another full bathroom, and a spacious family room perfect for kids, guests, or movie nights. Outside, you'll find a fenced backyard and a 24x24 detached garage. Within walking distance to schools, shopping, and all amenities, this home combines comfort and convenience—making it the perfect fit for your growing family.