

**138 Somerside Road SE
Medicine Hat, Alberta**

MLS # A2280485



\$432,000

Division:	Southland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,600 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot, Underground Sp		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Central A/C, Window Coverings, Garage Heater, B/I Wine Cabinet

EXACTLY WHAT YOU'VE BEEN WAITING FOR! A beautiful 3 bedroom, 3 bathroom semi-detached home with NO CONDO FEES! Welcome to 138 Somerside Road SE! This beautifully maintained two-storey executive half duplex is perfectly placed in one of Medicine Hat's most sought-after communities, located close to shopping, schools, parks, walking paths, and so much more. You'll appreciate the modern design and incredible curb appeal from the moment you see it. Walk inside to find an inviting open main floor layout with a flexible design that caters to everyday living. The gorgeous kitchen features custom cabinets with soft-close drawers, quartz countertops, high-end stainless steel appliances, large walk-in pantry, spacious dining area and a beautiful built-in wine cabinet that will immediately grab the attention of your guests. The generous sized livingroom provides all the space you need to ensure that this main floor is PERFECT for entertaining. Upstairs you'll find 3 spacious bedrooms including the primary suite, complete with a 4pc ensuite bathroom and large walk-in closet. The handy laundry room is conveniently found upstairs, and features custom cabinets and a built-in drying rack for your convenience. If you don't need the additional square footage of a basement to clean and maintain, then this home is your perfect match. No basement here, just a handy 5ft crawl space providing an abundance of warm storage space. Still want more? How about a heated attached garage conveniently located at the back of the home, offering all the space you need for your vehicle and seasonal storage. Manageable yard space in the back features a gorgeous private seating area with custom-built pergola, and maintenance-free vinyl fence. The front yard has been xeriscaped for easy maintenance and water conservation, however, there are still underground

sprinklers if you decided to change it back to grass. Truly everything you need here, and nothing you don't! Priced to sell quickly, so move fast if you want to call this beautiful house "HOME".