

# **\$355,000 - 4872 Southlands Drive Se, Medicine Hat**

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MLS® #A2213679

**\$355,000**

3 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.07 Acres

Southland, Medicine Hat, Alberta

Mid May Possession now available! Move in before summer....Welcome to 4872 Southlands Dr SE, a beautiful modern half duplex in one of the most popular areas in Medicine Hat! This property greets you with a spacious entry way opening up into an open concept main floor living space. There is plenty of room for entertaining guests or enjoying the living room, all while the kitchen and dining area are just steps away. The kitchen is home to a stainless steel appliance package, double sink, white tile backsplash, and trendy dark cabinetry. The primary bedroom is located on the main floor, featuring a walk-in closet and private shower / vanity area, with a cheater door to the half bath which also has access from the main living space. At the rear of the property is a space for laundry as well convenient boot room to be utilized for the back entrance, which leads to a covered deck and back alley parking. Downstairs is home to another functional large living space, 2 generously sized bedrooms (1 with a walk-in closet), and a full bath. The backyard is maintenance free, and features loads of parking space. Front yard has grass with underground sprinklers. Other features of this property include PRIME location close to all amenities, schools, parks, walking trails, shopping, the list goes on! Property also comes partially furnished if desired. Check out the virtual tour and book your showing today!

Built in 2016



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213679               |
| Price          | \$355,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 949                    |
| Acres          | 0.07                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4872 Southlands Drive Se |
| Subdivision | Southland                |
| City        | Medicine Hat             |
| County      | Medicine Hat             |
| Province    | Alberta                  |
| Postal Code | T1B0L6                   |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                                   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Lighting, Rain Gutters                  |
| Lot Description   | Back Lane, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |

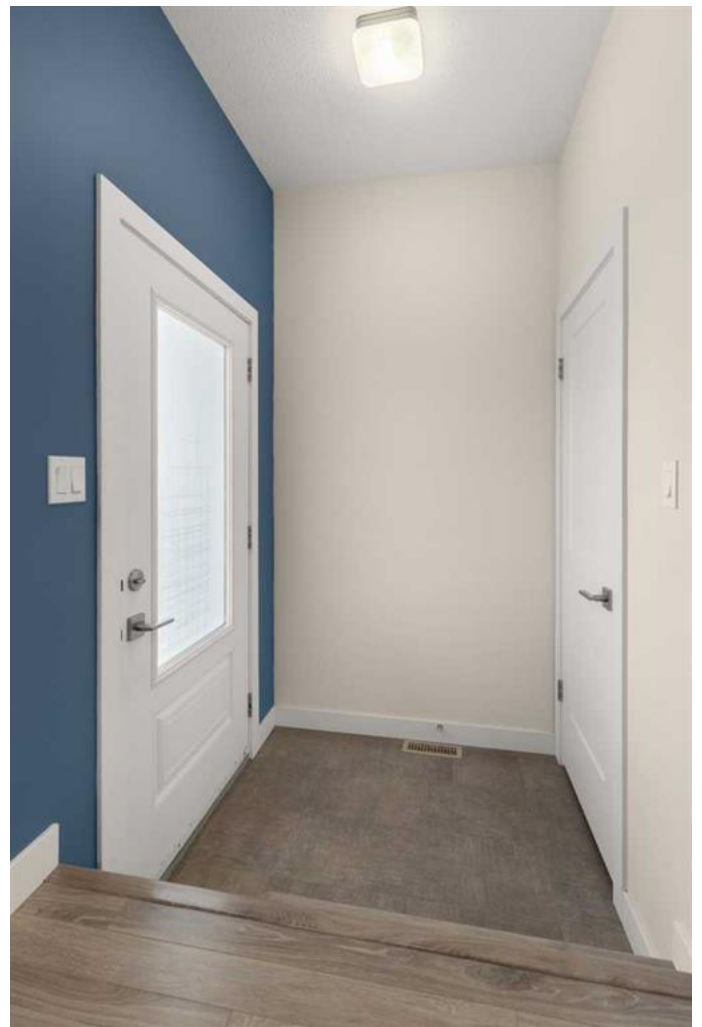
|              |                     |
|--------------|---------------------|
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 7                |
| Zoning         | R-LD             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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