

\$399,900 - 30 Sage Close Se, Medicine Hat

MLS® #A2213711

\$399,900

4 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

Located in a family-friendly neighborhood near schools, walking paths, St. Patrick's Park, and all the everyday conveniences, this spacious bi-level is the perfect blend of comfort and functionality.

Upstairs, you'll find an open-concept kitchen, dining, and living area featuring vaulted ceilings and newer vinyl plank flooring. The kitchen comes with a \$3,500 appliance credit, giving you the opportunity to choose your brand-new appliances to suit your style. There is a 4 pc bathroom on this floor along with two bedrooms, including a primary suite with a private 3-piece ensuite.

The basement level offers a cozy second living room complete with a gas fireplace and built-in mantle—ideal for relaxing evenings or family movie nights. Two additional bedrooms, a full 3-piece bathroom, and a generous laundry room with a sink, ample counter space, and extra storage complete the space.

Step outside to enjoy a great-sized 11' x 15' covered deck with a convenient BBQ gas line—perfect for summer entertaining. Under the deck, you'll find lots of storage space for all your seasonal gear or perhaps a place for the kids to play out of the sun. The 6,004 sq ft landscaped lot also features a 24' x 24' double detached garage and a gravel area with space to build a shed or potential RV parking.

Built in 1997



Essential Information

MLS® #	A2213711
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,082
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	30 Sage Close Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4H7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater, Humidifier, See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	8
Zoning	LD-R

Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.