

# \$425,000 - 448 Sierra Boulevard Sw, Medicine Hat

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MLS® #A2214297

**\$425,000**

3 Bedroom, 3.00 Bathroom, 1,238 sqft  
Residential on 0.09 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to 448 Sierra Boulevard – a beautifully maintained home that truly shows 10/10. From the moment you arrive, you'll notice the pride of ownership throughout this home. This property is ideally located in SW Southridge, close to schools, shopping, parks, and all the everyday amenities you need. Inside and out, this home has been tastefully updated and is absolutely move-in ready. Renovations from 2018 to present include a fully developed basement, stunning quartz countertops throughout the kitchen and bathrooms, updated main flooring, modern tile in the bathrooms, newer kitchen cabinet doors and drawers, and updated appliance—including washer and dryer. Additional updates include a newer hot water tank, shingles, siding, decking (with stairs), a 10x20 cement pad, and the garage has been insulated and boarded. Underground sprinklers add even more convenience to the low-maintenance yard. Featuring 3 bedrooms and a unique split two-story layout, this home is the perfect fit for a first-time home buyer or a small family looking for comfort, style, and location. The main floor is home to a spacious living room and open concept kitchen/dining area. The upstairs is split into two separate levels, with the first level having a large bedroom with walk-in closet that could be utilized as a glorified office if the bedroom isn't needed. The top level features the master bedroom with walk-in closet and 3 piece en suite, as well as a 3rd bedroom and full bath.



Washer and dryer also on top level for convenience! This home is show-ready, check out the virtual tour and book your showing today!

Built in 2004

### Essential Information

MLS® #	A2214297
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,238
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	448 Sierra Boulevard Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4W5

### Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	6
Zoning	R-LD

### Listing Details

Listing Office	EXP REALTY
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