

# \$450,000 - 163 Shannon Drive Se, Medicine Hat

MLS® #A2224570

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,348 sqft

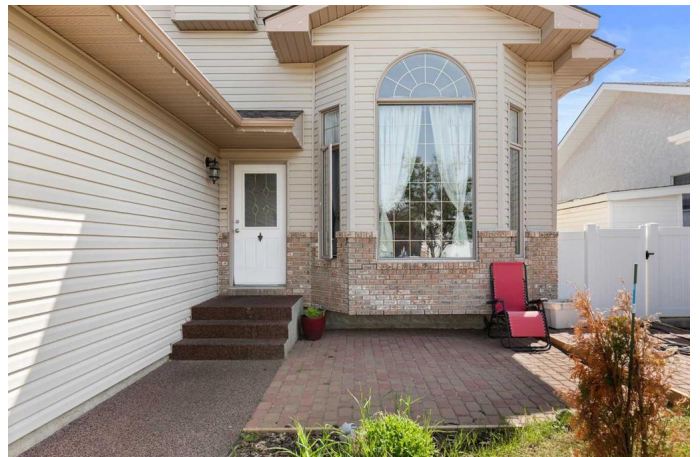
Residential on 0.13 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to this exceptional 4-bedroom + den, 3-bathroom family home, thoughtfully designed for comfort, functionality, and modern living. Ideally located within walking distance to parks, top-rated schools, and the Southridge YMCA, this home is perfectly situated for busy, active families. Step inside to discover a well-planned 3-level split layout that offers both openness and defined living spaces. The heart of the home features a sunken living room, filled with natural light and overlooked by the kitchen and dining areas—creating a warm, connected space that's perfect for entertaining or keeping an eye on the kids while cooking. Upstairs, you'll find three spacious bedrooms, including a private primary suite with ensuite bath, along with an additional full bathroom. The lower level includes a fourth bedroom, full bathroom, and a generous den, ideal for a home office, playroom, potential 5th bedroom, or guest quarters. Other highlights include an attached double garage, a bright and functional kitchen with ample storage, and a fully fenced yard perfect for outdoor living. With its inviting layout, sun-filled rooms, and unbeatable location, this is a home that truly checks all the boxes for comfortable family living. Book your showing today and see what makes this home the one you've been waiting for!

Built in 1994

## Essential Information



MLS® #	A2224570
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,348
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	163 Shannon Drive Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4A9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	22
Zoning	R-LD

### **Listing Details**

Listing Office	EXP REALTY
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