

# \$599,990 - 49 Vista Road Se, Medicine Hat

MLS® #A2249359

**\$599,990**

4 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

A fully developed bungalow with nearly 3000sq ft of development, in a desired neighborhood.

A spacious entry reveals a main level with an open floor plan design with a bright newly renovated kitchen. All new appliances, 9ft. ceilings throughout with access to a 10x12 deck with gas hook up and a newly poured lower deck space. The great room, open to the kitchen, is very spacious and features plenty of windows and a gas fireplace. Also on the main level is the master bedroom with 4-piece ensuite,

A newly renovated main-floor laundry room conveniently located next to the master suite and allows entry to the double car garage. Completing the main level another bedroom that can also be used as an office. The lower level with a comfortable family room and a dry bar, a 3-piece bath, a flex room, and 2 very spacious newly renovated bedrooms with large walk in closets. The yard is newly fenced with white vinyl fencing and landscaped with underground sprinklers. New shingles were installed 3 years ago. This property is located close to schools, the YMCA, Desert Blume and Paradise Valley golf courses, malls, and many other amenities.

Built in 2004

## Essential Information

MLS® #

A2249359



|                |             |
|----------------|-------------|
| Price          | \$599,990   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,498       |
| Acres          | 0.14        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 49 Vista Road Se |
| Subdivision | SE Southridge    |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1B4S9           |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Off Street |
| # of Garages   | 2                                                                |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)              |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Refrigerator, Satellite TV Dish |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                  |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony                                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                  |
| Construction      | Brick, Concrete, Vinyl Siding                    |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-LD              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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