

# \$574,900 - 47 Somerside Way Se, Medicine Hat

MLS® #A2254828

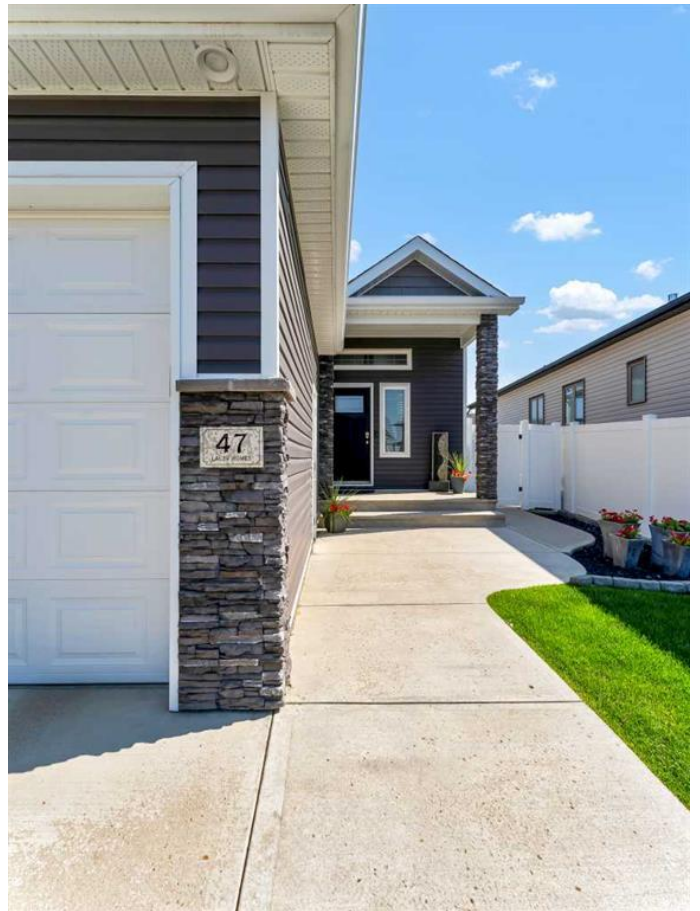
**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.15 Acres

Southland, Medicine Hat, Alberta

This fully developed home offers over 2,100 sq ft of comfortable living space, featuring 4 bedrooms and 3 full bathrooms. The bright and inviting living room boasts vaulted ceilings and a cozy gas fireplace, perfect for relaxing or entertaining. The thoughtfully designed kitchen includes an island with breakfast bar, walk-in pantry, stunning maple cabinetry with a rich coffee stain, and elegant quartz countertops. Enjoy family meals in the spacious dining area, which opens onto a 14' x 12' covered deck—ideal for outdoor living. The main floor includes two bedrooms and a full bathroom, while the private primary suite is tucked above the garage and features a walk-in closet and 3-piece ensuite. The fully finished basement adds even more space, with a large recreation room, fourth bedroom, full bathroom, laundry area, and a mechanical/storage room. The attached double garage is insulated, drywalled, painted, and heated—ready for Alberta winters! Need space for RV, Boat or extra vehicles.....14' x 75' off street parking ready to accommodate all your toys. This property is a 10/10 and wont last long. Call today for a viewing



Built in 2014

## Essential Information

MLS® #                      A2254828

Price                        \$574,900

|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,362             |
| Acres          | 0.15              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 47 Somerside Way Se |
| Subdivision | Southland           |
| City        | Medicine Hat        |
| County      | Medicine Hat        |
| Province    | Alberta             |
| Postal Code | T1B0M1              |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 7                                                               |
| Parking        | Double Garage Attached, Off Street, RV Access/Parking, RV Gated |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, City Lot, Level |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Mixed           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-LD                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|



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