# \$335,000 - 47 Southlands Boulevard Se, Medicine Hat

MLS® #A2257085

## \$335,000

3 Bedroom, 3.00 Bathroom, 1,366 sqft Residential on 0.06 Acres

Southland, Medicine Hat, Alberta

Welcome to this stylish half-duplex, built in 2015, perfectly located close to schools, parks, playgrounds, and all amenities. This side-by-side two-storey home offers a functional layout and thoughtful finishings throughout. On the main floor, you'II love the open-concept design that flows from the living area, complete with an electric fireplace accented with brick surround, into the spacious dining room. A modern kitchen awaitsâ€"with quartz countertops, maple cabinetry, stainless steel appliances, corner pantry, and island. The upper-level features three bedrooms, including a primary suite with a large walk-in closet and ensuite, plus a full four-piece main bath and the convenience of upstairs laundry with stackable units. The partially finished basement offers room to grow, with plenty of storage, a bathroom roughed in and just needing the finishing touches. Outside, enjoy the covered porch out front, fenced yard in the back complete with a deck offering a gas line for your barbecue, and the benefit of a single attached heated garage. With a fantastic location, and move-in-ready appeal, this property is one you won't want to miss!





Built in 2015

#### **Essential Information**

MLS® # A2257085 Price \$335,000 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,366

Acres 0.06

Year Built 2015

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 47 Southlands Boulevard Se

Subdivision Southland

City Medicine Hat

County Medicine Hat

Province Alberta
Postal Code T1B 0L7

#### **Amenities**

Parking Spaces 1

Parking Heated Garage, Single Garage Attached, Garage Faces Rear, Off Street

# of Garages 1

#### Interior

Interior Features Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island,

Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garburator, Microwave Hood Fan,

Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Lands

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 16th, 2025

Days on Market 49

Zoning R-LD

# **Listing Details**

Listing Office ROYAL LEPAGE COMMUNIT



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