

447 Vista Drive SE
Medicine Hat, Alberta

MLS # A2218302



\$529,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,369 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer, Dryer & Pedestals, Fridge, Stove, Microwave Hood Fan, Dishwasher, Bsmt Fridge, Window Coverings, Garage Door Opener + Control, Desk (negotiable)

This exceptional Southridge bi-level is situated across from Megan Wahl Park and offers over 2,600 sq. ft. of thoughtfully designed living space. From the moment you step inside, you'll love the open-concept layout, soaring vaulted ceilings, and rich maple cabinetry that elevate every corner of this home. The spacious foyer leads you into a bright and inviting main floor featuring engineered hardwood floors, a large front living room with expansive windows, and a generous dining space open to a well-appointed kitchen. Down the hall are two bedrooms, including a spacious primary suite with a walk-in closet and private 3-piece ensuite. The second main-floor bedroom offers excellent versatility—it's ideal as a guest space or an executive home office. (Bonus: the office furniture is negotiable!) A 4-piece bathroom completes this level. Downstairs, the fully developed basement continues to impress with 9-foot ceilings, oversized windows, and a cozy fireplace that makes the space warm and welcoming. The stylish wet bar adds the perfect touch for entertaining. You'll find two more bedrooms, a full 4-piece bathroom, and a laundry room with a newer washer and dryer. Step outside to enjoy the low-maintenance 10x18 rear deck built with Millennium decking, aluminum railings, and a fully fenced and landscaped backyard—ideal for relaxing or entertaining. Additional updates include: Newer engineered hardwood floors, New fridge (2024), New dishwasher (2022), Newer carpet in the basement, Shingles (2019), and Driveway (2019). This home blends comfort, functionality, and a prime location across from a family-friendly park. Don't miss your opportunity to view it in person—there's so much more to love here. Average Monthly Utilities: \$390.