

163 Shannon Drive SE
Medicine Hat, Alberta

MLS # A2224570



\$450,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,348 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air

Floors: Carpet, Hardwood, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Gargae heater (as is), UGs (as is)

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!