

**4827 Southlands Drive SE  
Medicine Hat, Alberta**

**MLS # A2224775**



**\$529,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,083 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** A/C, Microwave, Fridge, Stove, Dishwasher, garage heater, garage door openers, window coverings,

Move-In Ready in Southlands! Welcome to this beautifully maintained and thoughtfully updated home in the heart of Southlands&mdash;perfectly located right across from a school and just minutes from parks, trails, shopping, restaurants, and major routes. With 4 bedrooms, 3.5 bathrooms, and a spacious layout, this home offers the ideal blend of comfort and functionality for families of all sizes. Step inside to an open-concept main floor featuring a spacious kitchen with a central island and seating area that flows seamlessly into the living room. Warm hardwood floors and a cozy gas fireplace create an inviting atmosphere, perfect for relaxing or entertaining. From the living room, step out onto the covered deck and enjoy the fully fenced backyard with back lane access&mdash;ideal for outdoor gatherings or quiet evenings. The main floor also includes a welcoming front entry, convenient half-bath, laundry room with washer and dryer (only 1.5 years old), and direct access to the heated double garage. The front door and side garage door is equipped with smart locks for modern convenience. Upstairs, you'll find a versatile bonus room&mdash;great for a playroom, office, or entertainment area&mdash;a full 4-piece bathroom, and three spacious bedrooms. The primary suite offers plenty of space for large furniture and a sitting area, along with a generous walk-in closet and a luxurious 5-piece ensuite featuring double sinks, a large shower, and a relaxing jacuzzi tub. One of the additional bedrooms also includes a walk-in closet for extra storage. The basement has been completely redone with permits and features a large living space, one bedroom, a full 4-piece bathroom, a utility room, and additional storage&mdash;making it a great space for guests or extended family. Recent upgrades include a sliding screen door to the

deck as well as three toilets have been replaced. This home has a maintenance-free front yard, and a newer roof with 30-year shingles and a hot water tank&mdash;both replaced just four years ago. The large driveway offers space for up to four vehicles. This home has been lovingly cared for and is truly move-in ready.