

213 Somerset Way SE
Medicine Hat, Alberta

MLS # A2226520



\$449,900

Division:	Southland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

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

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Shed(2), Central Vac and attachments, curtain rods, underground sprinklers, security equipment(no contractor subscription), electric fireplace, tv wall mounts.

Immaculate 4-Bedroom Home in Southland & Move-In Ready! Welcome to this beautifully maintained single-family home nestled in the desirable Southland neighborhood. Boasting 4 bedrooms and 3 full bathrooms, this home offers just over 1,000 square feet of thoughtfully designed living space. Upstairs, you'll find 2 spacious bedrooms, including a primary suite with a private ensuite, plus an additional full bathroom. The heart of the home features an open-concept layout where the living room, dining area, and kitchen flow seamlessly together—perfect for entertaining and everyday living. This home truly shows 10/10, with pride of ownership evident throughout. Recent updates add extra peace of mind, including a new hot water tank (2022), roof (2017), and a brand-new air conditioner (June 2025). Whether you're a growing family, or first-time buyer, this Southland gem is a must-see. Schedule your showing today—this one won't last long!