

**17 Sundance Road SW  
Medicine Hat, Alberta**
**MLS # A2228313**


# \$669,900

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,200 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Heated Garage, In Garage Electric		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** 5kW Solar Panel System, In-ground trampoline

Welcome to 17 Sundance Road SW – A Stunning, Family-Friendly Oasis with Space, Style, and Smart Living! Nestled in a quiet, well-established neighborhood, this beautifully maintained 2-storey home offers the perfect blend of comfort, convenience, and modern functionality. With 5 bedrooms total – including 4 generous bedrooms upstairs – this home is ideal for growing families or those seeking room to breathe. The main floor features a bright and open-concept kitchen, dining, and living area, flooded with natural light from large windows. The kitchen boasts a huge island, perfect for family gatherings or entertaining guests. A dedicated home office and main floor laundry with cabinets & brand new laundry pair in 2025, add daily convenience. Downstairs, you'll find a spacious family room with a cozy fireplace, an additional bedroom, and a full 4-piece bathroom – ideal for guests or teens needing their own space. Step outside into the fully fenced and landscaped backyard, a true outdoor paradise! Enjoy evenings on the covered rear deck, relax on the concrete patio, or entertain on the concrete pad designed with a built-in hole for a badminton or volleyball net. Kids will love the in-ground trampoline, and there's even 220 wiring ready for a hot tub. The gas line BBQ hookup, RV parking, and ample driveway space make this a rare find for car enthusiasts and entertainers alike. Additional features include: Triple attached, heated garage with electric vehicle charging. New shingles (2018) and professional-grade water heater (2020). 5kW Solar Panel System for energy efficiency (average monthly utilities just \$368.83). Stucco exterior with fantastic curb appeal. 4 bathrooms total (including ensuite and 2-piece on main). Close proximity to schools, Saamis Rotary Water Park, walking paths, and shopping. This home is a standout in every way

&mdash; functional, energy-conscious, beautifully updated, and move-in ready. Don't miss your chance to own this exceptional property!!