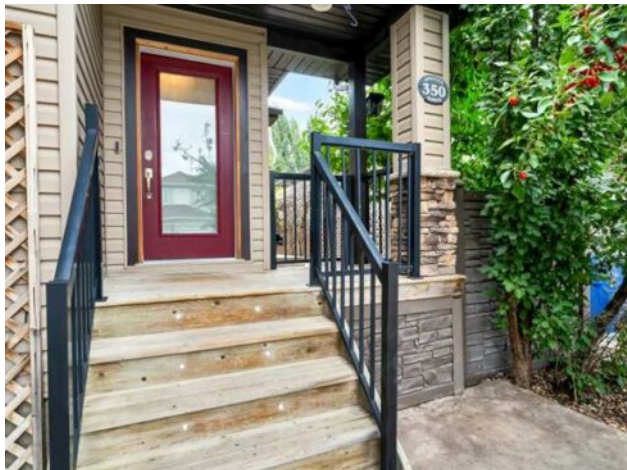


## 350 Somerset Row SE Medicine Hat, Alberta

**MLS # A2243906**


# \$475,000

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	899 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Dishwasher, hood fan, gas range, fridge, C/A, Garage door remote, natural gas bbq, fridgesgarage x 2

Meet Your Match in Somerset! Looking for a home that's ready for commitment and a little fun? Swipe right on this beautifully renovated 4-level split in Medicine Hat's sought-after Somerset area—a property that's as charming as it is practical, and ready for its next adventure. About Me: I'm a recently refreshed 4-level split with brand new flooring throughout, new carpet with extra thick underlay, updated washrooms, and a contemporary feature wall in the family room—perfect for cozy nights or entertaining your favorite people. My open-plan main floor boasts soaring vaulted ceilings, a welcoming living room with an electric fireplace, and a dining area that loves hosting get-togethers. What I Offer: Upstairs you'll find 2 spacious bedrooms and a sparkling family bathroom with an extra deep jacuzzi tub. The basement retreat features a full 4-piece bathroom, laundry area, and a bedroom with a huge walk-in closet. The lower master bath comes with a plumbed-in bidet toilet seat for added comfort. The home is wired throughout with CAT6 for fast, reliable connectivity. The master bedroom TV and other components connect neatly in the closet, while the feature TV wall on the lower floor is ready to accommodate a screen over 90", with hidden wiring to the closet. Heated floors on the lower two levels keep things cozy year-round. The kitchen is equipped with a garburator and a brand new dishwasher with interior lighting. The home is set up for a wet bar area on the lower floor, with a rough-in for a bar fridge and water line—ideal for entertaining. Speakers are built into the pillars, with the amp connecting in the furnace room for seamless sound throughout. Enjoy the oversized, heated double garage with skylights, a separate electrical panel, and two working fridges. Gas lines are in place for a BBQ and

a potential outdoor fireplace. The fireplace on the garage wall uses lamp oil for ambiance. New shingles have just been installed on the house, and the garage roof, less than 10 years old, was inspected during the house roof replacement and is in great shape. Outdoor Oasis: The zeroscape backyard means weekends are for relaxing, not mowing. Custom planter boxes are perfect for annuals, and you'll find a variety of flowering trees and perennials including lilacs, cherry, clematis, mock orange, and a cherry tree with edible fruit. Enjoy grapes for fresh eating—note the ones near the front are late-blooming reds. Looking For: Someone who appreciates modern updates, loves to entertain, and values a home that's all about easy living. If you're ready for a property that's low on maintenance and high on comfort, let's make this match official!