

**103 Sundown Road SW
Medicine Hat, Alberta**

MLS # A2211978



\$445,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,218 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Storage, Vaulted Ceiling(s)		

Inclusions: Basement wardrobe, Shed

This lovely modified walkout bi-level offers a unique and functional floor plan in an unbeatable location—just steps from parks, walking paths, and schools. Nestled on a quiet street and backing onto a peaceful green space, this inviting home offers comfort, privacy, and a connection to nature—perfect for any season of life. Inside, you’ll be welcomed by a spacious front entryway that sets the tone for the thoughtfully designed interior. The bright and open kitchen features a central island and direct access to the upper deck—a perfect spot to enjoy your morning coffee or wind down in the evening. The main level also includes a 4 pc bathroom and 2 comfortable bedrooms, including the primary suite with double closets. Upstairs, the large vaulted family room above the garage adds even more living space. Up a few steps there is also a bonus space, offering a flexible area that could easily serve as a home office, gym, or playroom—whatever suits your lifestyle. Downstairs, the fully developed walkout basement includes a third bedroom, a cozy family room, a second full bathroom, laundry, and generous storage. The walkout patio is a peaceful place to entertain or simply watch the kids play in the backyard. The home also includes an insulated and drywalled double attached garage. Low-maintenance landscaping enhances both the front and back yards, with rock detailing in the front and a handy storage shed in the back. Various recent updates add a fresh touch while maintaining the home's timeless charm. This is a warm, welcoming property in a wonderful location—ready to fit your family's needs and lifestyle!