

# \$445,000 - 103 Sundown Road Sw, Medicine Hat

MLS® #A2211978

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,218 sqft  
Residential on 0.10 Acres

SW Southridge, Medicine Hat, Alberta

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 locationâ€”ready to fit your family's needs and lifestyle!

Built in 2004

**Essential Information**

MLS® #	A2211978
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	103 Sundown Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4W8

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Storage, Vaulted Ceiling(s)
Appliances	Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	26
Zoning	R-LD

## Listing Details

Listing Office	CIR REALTY
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