

# \$399,900 - 30 Sage Close Se, Medicine Hat

MLS® #A2213711

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

Located in a family-friendly neighborhood near schools, walking paths, St. Patrick's Park, and all the everyday conveniences, this spacious bi-level is the perfect blend of comfort and functionality.

Upstairs, you'll find an open-concept kitchen, dining, and living area featuring vaulted ceilings and newer vinyl plank flooring. The kitchen comes with a \$3,500 appliance credit, giving you the opportunity to choose your brand-new appliances to suit your style. There is a 4 pc bathroom on this floor along with two bedrooms, including a primary suite with a private 3-piece ensuite.

The basement level offers a cozy second living room complete with a gas fireplace and built-in mantle—ideal for relaxing evenings or family movie nights. Two additional bedrooms, a full 3-piece bathroom, and a generous laundry room with a sink, ample counter space, and extra storage complete the space.

Step outside to enjoy a great-sized 11' x 15' covered deck with a convenient BBQ gas line—perfect for summer entertaining. Under the deck, you'll find lots of storage space for all your seasonal gear or perhaps a place for the kids to play out of the sun. The 6,004 sq ft landscaped lot also features a 24' x 24' double detached garage and a gravel area with space to build a shed or potential RV parking.

Built in 1997



## Essential Information

MLS® #	A2213711
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,082
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	30 Sage Close Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4H7

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater, Humidifier, See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	15
Zoning	LD-R

**Listing Details**

Listing Office	2 PERCENT REALTY
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