

# \$689,900 - 3617 10 Avenue Sw, Medicine Hat

MLS® #A2228769

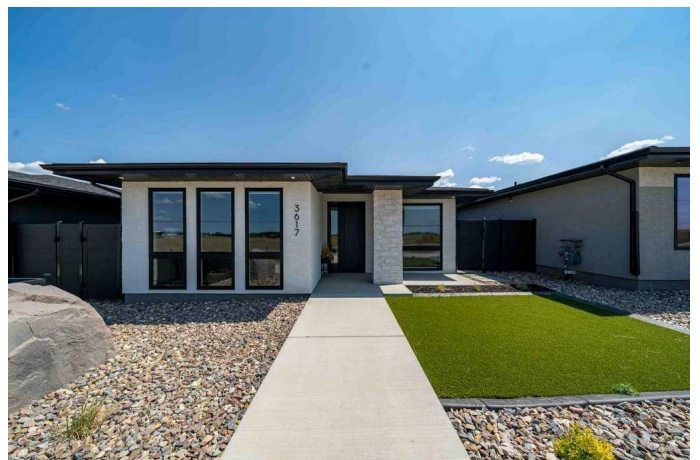
**\$689,900**

2 Bedroom, 2.00 Bathroom, 1,596 sqft

Residential on 0.11 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to the 3617 10th Ave SW - Avenue by Coulee Ridge! The Marigold is an open floor plan, meticulously crafted by the renowned Daas Developments and exclusively designed by the Aliesha B Design Group, showcases the ultimate in contemporary elegance. These lock & leave properties offer a seamless blend of indoor and outdoor living on a single level, boasting 1,596 square feet of exquisite space. The residence harmoniously integrates the natural beauty of Coulee Ridge, creating an ambiance of unparalleled comfort and opulence. Inside, you'll discover two generously appointed bedrooms and two meticulously designed bathrooms, including a beautiful 5 piece ensuite with fully tiled double walk-in shower and soaker tub. The open-concept layout effortlessly combines living, dining, and culinary spaces, ideal for hosting and entertaining. The kitchen features a large eat up island with stainless steel appliance including gas stove, built-in dishwasher & below counter microwave. A versatile home office or den provides a perfect workspace or sanctuary. The outdoor covered veranda off the dining area is complete with a charming fireplace which extends your living space year-round. Towering 9-foot ceilings enhance the feeling of spaciousness, while opulent quartz countertops grace the entire home. The floor to ceiling windows invite an abundance of natural light, showcasing the breathtaking surroundings. The generously proportioned triple garage is heated and



sleeky finished with epoxy floors. Convenience meets luxury in this fabulous property, perfectly suited for those seeking single-level living in an exquisite neighborhood without the burden of maintenance. Complete with HE furnace, H2O on demand and a Life Breath System to improve indoor air quality by expelling dust & allergens. A 4.5-foot crawl space provides ample storage for seasonal decorations and cherished collectibles, keeping your living spaces uncluttered.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228769    |
| Price          | \$689,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,596       |
| Acres          | 0.11        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3617 10 Avenue Sw |
| Subdivision | SW Southridge     |
| City        | Medicine Hat      |
| County      | Medicine Hat      |
| Province    | Alberta           |
| Postal Code | T1B 0T2           |

**Amenities**

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                            |
| Parking        | Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Attached |

# of Garages 3

## Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating High Efficiency, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Outside

Has Basement Yes

Basement Crawl Space, See Remarks

## Exterior

Exterior Features Covered Courtyard

Lot Description Back Lane, Low Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 6th, 2025

Days on Market 80

Zoning R-LD

## Listing Details

Listing Office RIVER STREET REAL ESTATE

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