

\$450,000 - 103 Sundown Road Sw, Medicine Hat

MLS® #A2211978

\$450,000

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 location—ready to fit your family's needs and lifestyle!

Built in 2004

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2211978 |
| Price | \$450,000 |
| 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 | 9 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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