

# \$269,900 - 404, 165 South Ridge Drive Se, Medicine Hat

MLS® #A2212636

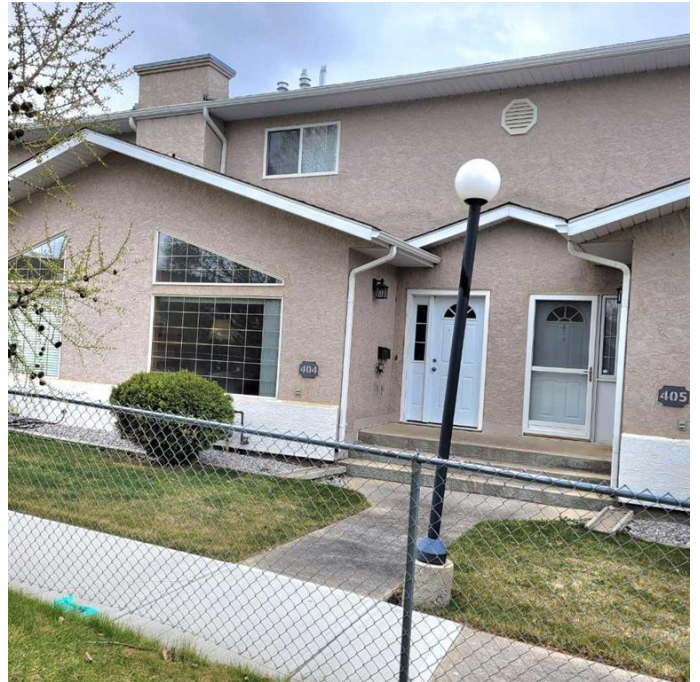
**\$269,900**

4 Bedroom, 4.00 Bathroom, 1,440 sqft

Residential on 0.00 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to an affordable low-maintenance style of living in this townhouse style bare-land condo in the heart of Southridge! This 1440 sq ft, 4 Bdm 4 bth home in the San Palomo development offers an easy lifestyle with very little maintenance to worry about. There are 2 sides to this development and this one thankfully is on the "quiet" side facing a beautiful open green park space away from the busy road! Walk in to the main level to find the kitchen with island, and pantry with full appliance package included, laundry room, 2 pc bathroom, and access to back patio area leading to garage & parking lot. The living room also on this level has a gas fireplace and large window looking on to park for a lots of light and an easy view out back with quick access to the public green space/park. Top floor is home to 2 bedrooms, master with 3 pc ensuite and walk in closet, 2nd bedroom with 2 closets and full 4 pc bathroom. The fully developed basement is home to the 2 more bedrooms, 3 pc bathroom, furnace room with newer-ish high efficient furnace and large family room for your hobbies or a 2nd living room. Single attached garage and one other parking stall just steps away from your gated in patio area. Could use some fresh carpet soon, but priced accordingly, some newer flooring on the main level. Full appliance package includes: Fridge, stove, dishwasher, microwave, washer/dryer and central air. Condo fees just \$310/mo. Priced to sell so make your appointment soon!



Built in 1995

## Essential Information

MLS® #	A2212636
Price	\$269,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,440
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	404, 165 South Ridge Drive Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4H6

## Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Level, Low Maintenance Landscaping
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	R-MD

## Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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