

\$498,000 - 502, 401 Southlands Boulevard Se, Medicine Hat

MLS® #A2206394

\$498,000

3 Bedroom, 3.00 Bathroom, 1,143 sqft
Residential on 0.00 Acres

Southland, Medicine Hat, Alberta

Welcome to easy living; 502 is an immaculate, like-new duplex condo is in a desirable 55+ community! This stunning home was built in 2021 and feels like a show home, meticulously maintained by its current owner. This gem features 2 bedrooms upstairs: a master with a walk in closet and ensuite, and a sunny front bedroom perfect for an office with expansive windows. A dining space, patio, and island seating off the living room means youâ€™ll have excellent space to entertain. Downstairs includes another bedroom with space for a king sized layout and a huge walk-in closet. The lower level also offers a comfortable living area and a large, bonus space ideal for a home gym, craft room or any other tailored need. Enjoy the convenience of a garage with an electric heater and new epoxy flooring. Benefit from maintenance-free living with provided lawn care and snow removal. Situated in a quiet, new neighborhood with guest parking, you'll enjoy peace and tranquility without the noise of traffic. Between homes lies a well kept green space and walking path for your convenience. Despite being tucked away in a charming community, all of your essential amenities are just a 5-minute drive away. Don't miss this opportunity for pristine, easy living!

Built in 2021



Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2206394 |
| Price | \$498,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,143 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 502, 401 Southlands Boulevard Se |
| Subdivision | Southland |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1B0T1 |

Amenities

| | |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Guest, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony |
| Lot Description | Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 28 |
| Zoning | R-MD |
| HOA Fees | 250 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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