

# \$335,000 - 47 Southlands Boulevard Se, Medicine Hat

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MLS® #A2257085

## \$335,000

3 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.06 Acres

Southland, Medicine Hat, Alberta

Welcome to this stylish half-duplex, built in 2015, perfectly located close to schools, parks, playgrounds, and all amenities. This side-by-side two-storey home offers a functional layout and thoughtful finishings throughout. On the main floor, you'll love the open-concept design that flows from the living area, complete with an electric fireplace accented with brick surround, into the spacious dining room. A modern kitchen awaits with quartz countertops, maple cabinetry, stainless steel appliances, corner pantry, and island. The upper-level features three bedrooms, including a primary suite with a large walk-in closet and ensuite, plus a full four-piece main bath and the convenience of upstairs laundry with stackable units. The partially finished basement offers room to grow, with plenty of storage, a bathroom roughed in and just needing the finishing touches. Outside, enjoy the covered porch out front, fenced yard in the back complete with a deck offering a gas line for your barbecue, and the benefit of a single attached heated garage. With a fantastic location, and move-in-ready appeal, this property is one you won't want to miss!

Built in 2015

## Essential Information

MLS® #                   A2257085

Price                     \$335,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,366                  |
| Acres          | 0.06                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 47 Southlands Boulevard Se |
| Subdivision | Southland                  |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1B 0L7                    |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 1                                                                    |
| Parking        | Heated Garage, Single Garage Attached, Garage Faces Rear, Off Street |
| # of Garages   | 1                                                                    |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)     |
| Appliances        | Central Air Conditioner, Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Electric, Living Room                                                                                                               |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full                                                                                                                                |

### Exterior

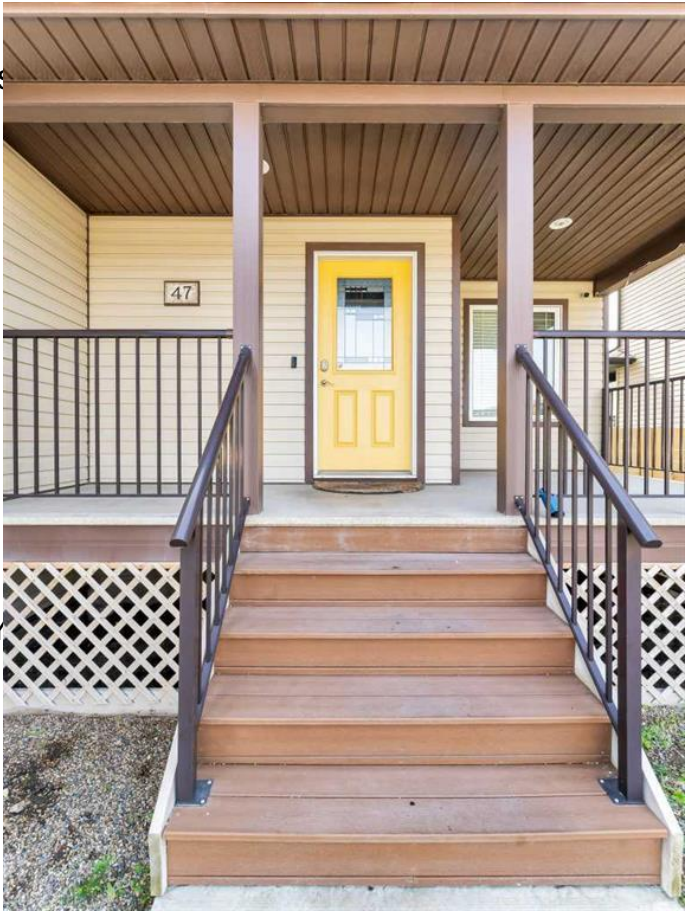
|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | BBQ gas line                |
| Lot Description   | Back Lane, Back Yard, Lands |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 45                   |
| Zoning         | R-LD                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY |
|----------------|------------------------|



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