



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**108 Somerset Road SE
Medicine Hat, Alberta**

MLS # A2221724



\$437,900

Division:	Southland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Tankless Hot Water		

Inclusions: Garage Heater

Welcome to this beautifully maintained 2008 bungalow located in the highly desirable Somerset Subdivision. With 1,100 sq ft of modern living space, this turn-key home offers a perfect blend of comfort and style. The open-concept main level is ideal for everyday living and entertaining, featuring a spacious family room, a well-appointed kitchen, and a dining area with a built-in office desk—perfect for remote work or homework stations. The updated appliances ensure modern convenience, and the thoughtful layout includes two bedrooms on the main floor, including a primary suite with direct access to the covered deck. A full 4-piece bathroom and a main floor laundry room add to the functionality of the space. An extra-wide staircase leads to the recently refreshed basement, complete with brand-new carpet and fresh paint throughout. Here you’ll find a generous second family room, two additional bedrooms, and another 4-piece bath—ideal for guests or growing families. The mechanical room houses a 2023 tankless hot water system and a modern furnace with zone heating, plus ample storage space. Outdoor living is just as impressive, with a covered deck featuring durable duradeck material, a fully fenced yard with vinyl fencing set on a concrete curb, and underground sprinklers for low-maintenance landscaping. The updated A/C keeps things cool in the summer, and the attached heated two-car garage with high ceilings offers excellent storage options. An extra-wide driveway provides plenty of parking. This move-in-ready home has everything you need—and it won’t last long!