



GRASSROOTS
REALTY GROUP

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**306 Seven Persons Drive SW
Medicine Hat, Alberta**

MLS # A2253812



\$458,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,158 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Dishwasher, Hood Fan, Induction Cook Top, Wall Oven, Wall Microwave, Garburator, Washer, Dryer, Deepfreeze, C/A, U/G Sprinklers, Shed, Garage Door Opener, Garage Shelving, Central Vac, Ecobee Thermostat, Ring Doorbells, MyQ

Welcome to 306 Seven Persons Drive SW, a beautifully updated bi-level in one of Medicine Hat's most desirable neighborhoods. Backing onto open prairie with no neighbors behind, this home offers both style and serenity. Step inside to an open concept main floor with luxury vinyl plank throughout. The bright living room seamlessly flows into the dining area, where patio doors lead to a brand-new, oversized deck—ideal for morning coffee or summer BBQs. The landscaped backyard is a true retreat, fully fenced with a cedar fence with underground sprinklers and plenty of room to relax or play. The thoughtfully designed kitchen features modern cabinetry with soft-close drawers, hidden pull-outs, induction cooktop, wall oven and microwave, corner pantry, and a large island that anchors the space. The primary suite is warm and inviting, complete with a walk-in closet (with built-ins) and private 2-piece ensuite. A second spacious bedroom and a stunning 4-piece bathroom with heated floors complete the main level. Downstairs, the family room continues with durable plank flooring and offers plenty of space to gather. Two more bedrooms, a 3-piece bathroom, laundry room, and direct access to the attached single garage round out the lower level. Notable updates include: Class 4 hurricane shingles, New windows (2021), Furnace, A/C, and hot water tank (2022). This move-in-ready property combines a functional layout with stylish updates in an unbeatable location. A true must-see! Average Utilities are \$385/month.