



GRASSROOTS
REALTY GROUP

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**47 Somerside Way SE
Medicine Hat, Alberta**

MLS # A2254828



\$574,900

Division:	Southland		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,362 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking, RV Gated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Other, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SHED, UG SPRINKLERS & TIMER

This fully developed home offers over 2,100 sq ft of comfortable living space, featuring 4 bedrooms and 3 full bathrooms. The bright and inviting living room boasts vaulted ceilings and a cozy gas fireplace, perfect for relaxing or entertaining. The thoughtfully designed kitchen includes an island with breakfast bar, walk-in pantry, stunning maple cabinetry with a rich coffee stain, and elegant quartz countertops. Enjoy family meals in the spacious dining area, which opens onto a 14'x12' covered deck—ideal for outdoor living. The main floor includes two bedrooms and a full bathroom, while the private primary suite is tucked above the garage and features a walk-in closet and 3-piece ensuite. The fully finished basement adds even more space, with a large recreation room, fourth bedroom, full bathroom, laundry area, and a mechanical/storage room. The attached double garage is insulated, drywalled, painted, and heated—ready for Alberta winters! Need space for RV, Boat or extra vehicles.....14' x 75' off street parking ready to accommodate all your toys. This property is a 10/10 and wont last long. Call today for a viewing