



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

MLS # A2257805



\$419,900

Division:	Southland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,008 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Refrigerator, Dishwasher, Stove, Microwave,

28 Somerset Road SE | Fully Developed Half-Duplex The Opportunity Experience the perfect blend of style and functional design in this brand-new, fully developed half-duplex with garage. Located in the heart of Southlands, this home offers maintenance-easy living without sacrificing premium finishes. Main Floor Brilliance The open-concept layout is an entertainer's dream, featuring: • Gourmet Kitchen: Modern cabinetry with under-mount lighting, sleek quartz countertops, a central island with an under-mount sink, and high-end stainless steel appliances. • Walk-in Pantry: Equipped with auto-sensor lighting for ultimate convenience. • Primary Suite: A spacious retreat featuring double closets and a private 4-piece bathroom. Fully Finished Basement Enjoy the airy feel of 8.5' ceilings in a lower level that doesn't feel like a basement: • Large family room perfect for movie nights. • Two additional bright bedrooms and a second 4-piece bathroom. • Dedicated laundry room with a built-in sink and extra storage. Exterior & Mechanical Highlights * Garage: 14' x 26' heated attached garage with direct backyard access. • Quiet Living: Built with a Concrete ICF center dividing wall to ensure maximum soundproofing and privacy from your neighbor. • Outdoor Ready: 9.5' x 9.5' rear deck, front sod, and underground sprinklers already included.