



GRASSROOTS
REALTY GROUP

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**4942 Southlands Drive SE
Medicine Hat, Alberta**

MLS # A2260866



\$429,900

Division:	Southland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,059 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Fridge, stove, dishwasher, hood fan, window coverings.

Ideal Family Home in Southlands Located in a fantastic Southlands location, this home is designed with family living in mind. Step into a spacious entryway that flows into an inviting open-concept main floor, filled with natural light. The kitchen offers an abundance of cabinets and counter space, while the large dining area and comfortable living room make it easy to entertain or enjoy family time. Conveniently, a door off the kitchen leads directly to the backyard. The main floor also includes two bedrooms and a full 4-piece bathroom. The primary suite is generous in size, easily accommodating a king bed, and features a walk-in closet and a well-finished 4-piece ensuite. The fully developed basement extends your living space with two additional bedrooms, another full bathroom, and a spacious family room perfect for kids, guests, or movie nights. Outside, you'll find a fenced backyard and a 24x24 detached garage. Within walking distance to schools, shopping, and all amenities, this home combines comfort and convenience—making it the perfect fit for your growing family.