



GRASSROOTS
REALTY GROUP

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**365 Somerset Row SE
Medicine Hat, Alberta**

MLS # A2274650



\$439,900

Division:	Southland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,125 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: solar panels, pool, irrigation system

Welcome to 365 Somerset Row, a bright and inviting bi-level home designed for comfort, function, and modern living. Step inside to a spacious front entrance with a built-in bench and hooks, offering the perfect spot to stay organized as you come and go. This well-planned home features 4 generous bedrooms and 3 full bathrooms, including a private en suite in the primary bedroom, providing space and privacy for the whole family. The heart of the home is its open-concept main living area, where vaulted ceilings and abundant natural light create a warm, expansive atmosphere. The kitchen is ideal for daily living and entertaining alike, complete with a corner pantry, a central island, and seamless flow into the dining and living spaces. Thanks to the bi-level layout, the large basement windows make the lower level feel bright and welcoming. Additional highlights include solar panels for energy efficiency, a double attached garage, and a location in a family-friendly neighborhood—a wonderful place to put down roots. Thoughtfully designed and beautifully maintained, 365 Somerset Row is ready to welcome you home.