



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4891 Southlands Drive SE
Medicine Hat, Alberta**

MLS # A2276921



\$374,900

Division:	Southland		
Type:	Residential/House		
Style:	Bungalow		
Size:	860 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to this charming and cozy bungalow ideally located close to schools, shopping, parks, and scenic walking trails. The open-concept main floor is finished with stylish vinyl plank flooring throughout, creating a bright and cohesive living space perfect for everyday living and entertaining. The kitchen offers stainless steel appliances, ample cabinetry, and a convenient breakfast bar that opens seamlessly to the dining and living areas. A gas fireplace adds warmth and character, making the living room a comfortable retreat. Two bedrooms are located on the main level, including one with direct access to the rear patio—ideal for enjoying morning coffee or easy backyard access. A full 4-piece bathroom completes the main floor. Step outside to enjoy the low-maintenance, xeriscaped yard and relax on the welcoming covered front porch. A single detached garage provides added convenience and storage. The fully developed basement expands your living space with a large family room, a generously sized bedroom, and a 3-piece bathroom—perfect for guests, teens, or a home office setup. This well-maintained bungalow offers comfort, functionality, and a fantastic location, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.