



**328 Somerside Road SE  
Medicine Hat, Alberta**

**MLS # A2282947**



**\$660,000**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | SE Southridge                    |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | Bungalow                         |               |                  |
| <b>Size:</b>     | 1,137 sq.ft.                     | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                  |
| <b>Lot Size:</b> | 0.13 Acre                        |               |                  |
| <b>Lot Feat:</b> | See Remarks                      |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Other  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                       | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Pantry, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** Central Air Conditioner

Designed for flexibility, comfort, and long-term value, this brand new single-family bungalow features a fully self-contained secondary suite in the basement—an ideal setup for multi-generational living or added rental income. Quality built by New Tab Homes Ltd. in collaboration with DP76 Construction, this home offers modern finishes, efficient design, and excellent functionality throughout, all within close proximity to amenities, walking paths, and parks. The main level provides 1,137 sq. ft. of thoughtfully planned living space, highlighted by an open-concept living and dining area filled with natural light. The kitchen is both practical and stylish, featuring a centre island, ample cabinetry, and convenient access to the outdoor living space. Two bedrooms are located on the main floor, including a comfortable primary bedroom, along with a full bathroom designed for everyday ease. The fully developed basement hosts a secondary legal suite with two bedrooms, offering privacy and versatility for extended family or tenants. The suite includes its own kitchen, living area, full bathroom, and separate laundry, creating a complete and independent living space. Additional highlights include a 24' x 24' heated double garage, providing excellent storage and year-round comfort. Estimated completion is the end of March. A rare opportunity to own a brand-new bungalow with additional revenue potential in a desirable location close to everyday conveniences and green spaces. Primary Image is a conceptual AI-generated illustration of the home's planned design and is provided for visual reference only. Final materials, colours, and finishes may vary.