



**41 Somerside Gate SE
Medicine Hat, Alberta**

MLS # A2287437



\$475,000

Division:	Southland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,359 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV Mounts, Secional Couch in Basement, Smart thermostat, Under ground Sprinklers and controller, Tire Shelf

Welcome to this beautifully maintained semi-detached home located in the sought after community of Southland. Featuring 4 spacious bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite, this home offers exceptional space and functionality. The kitchen is finished with Stainless steel appliances, granite countertops, a sit-up breakfast bar, pantry, and flows seamlessly into the main living area—perfect for everyday living and entertaining. Granite countertops continue throughout all bathrooms, with 3 full baths plus a convenient 2-piece powder room on the main floor. The fully developed basement adds valuable additional living space. Enjoy outdoor living with a deck equipped with gas hookup for a BBQ, underground sprinklers, and a brand-new vinyl fence scheduled for installation in early April (new cement footer already in place). A single detached garage completes the package. Ideally located close to shopping, schools, and playgrounds—this home checks all the boxes. Don't miss out, call your favorite REALTOR® today