



**96 Somerset Road SE
Medicine Hat, Alberta**

MLS # A2294834



\$399,900

Division:	Southland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: central AC, OTR Microwave, garage door opener with remotes(2), garage heater, tv mount downstairs, underground sprinklers, shed, floating shelves, ring doorbell camera, exterior lighting, curtain rods

Welcome to 96 Somerset Road...an inviting and well-maintained two-storey home located in a highly desirable neighbourhood, perfect for first-time buyers or a growing family. From the moment you arrive, you'll appreciate the charming front yard and great curb appeal, along with the convenience of a single attached garage. Step inside to a bright, open-concept main floor featuring a spacious living area and a well-appointed kitchen complete with granite countertops, a full appliance package, corner pantry, and island with seating - ideal for everyday living and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs offers three comfortable bedrooms and a full 4-piece bathroom. The primary bedroom features an oversized closet, while the additional bedrooms are well-sized, perfect for kids, guests, or a home office. The fully finished basement adds even more living space. Enjoy cozy evenings in the family room with a stunning rock feature wall, gas fireplace, and plenty of room for couches and games. This level also includes a 3-piece bathroom and laundry room. The heated, fully finished garage adds year-round functionality, while the backyard is ready to enjoy with a deck, patio area, full fencing, underground sprinklers, and a storage shed. This is a fantastic opportunity to own a move-in ready home in a sought-after location...this one truly checks all the boxes.