



**245 Somerset Way SE
Medicine Hat, Alberta**

MLS # A2296404



\$524,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,778 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Central Vac + Attachments, U/G Sprinklers + Timer, Garage Door Opener + Control, A/C, Shed, Window Coverings, Garage Cabinets + Shelving

Move-In Ready 2-Storey in a Family-Friendly Location! Welcome to 245 Somerset Way SE—an exceptionally well-maintained home ideally located close to parks, schools, and all amenities. The main floor offers a bright open-concept layout with durable vinyl plank flooring and a spacious living room featuring a stunning new stone gas fireplace. The beautifully updated kitchen showcases painted white and blue cabinetry, quartz countertops, a large centre island with eat-up seating, and a corner pantry. The generous dining area provides access to the covered back deck with gas line for your BBQ, overlooking the fully fenced and landscaped yard complete with underground sprinklers and a shed. A convenient 2-piece bath and main floor laundry with access to the attached heated double garage complete this level. Upstairs, you’ll find 3 comfortable bedrooms, including the primary suite with walk-in closet and 3-piece ensuite, plus a full 4-piece bathroom. The fully developed lower level features a large family room wired for surround sound, an additional bedroom (perfect for a home gym, office, or playroom), and a 3-piece bathroom with jetted tub and heated floors. Recent updates include new shingles (2021), hot water tank (2021), and newer A/C—offering peace of mind for years to come. Average utilities are approximately \$350/month. This is a fantastic opportunity to own a truly move-in ready home in a great neighbourhood!