



**213 Somerside Way SE
Medicine Hat, Alberta**

MLS # A2296665



\$425,000

Division:	Southland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	878 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: OTR Microwave, Ecobee Smart Thermostat, Central AC, Shed

Looking to downsize or enjoy low-stress living? This extraordinary half duplex is tucked away at the back of the sought-after Somerside neighbourhood. With no shared living space walls—only a connection through the long attached garage (26 feet, perfect for your truck)—this home offers privacy rarely found in duplex living. There is also a concrete driveway and plenty of street parking. Built by Brost Developments, this quality home is fully finished and offers ample yard space for gardening and for kids to play in the west- and south-facing lawn areas. The front yard is low maintenance, complemented by stunning faux rock fencing and a durable exterior. This is an attractive alternative to condo living, perfect for retirees or busy professionals. The main floor features convenient laundry, a spacious primary bedroom, and a 3-piece bathroom with a walk-in shower. (Additional laundry hookups are available in the basement.) Standout features include large triple-pane windows and a vaulted ceiling with a tubular skylight, creating an open feel and enhancing natural light throughout. The beautiful kitchen is bright and well-appointed, featuring stainless steel appliances and upgraded knotty hickory cabinetry that carries consistently throughout the home. Downstairs, the fully developed basement offers 9-foot ceilings and large windows, along with two bedrooms (one with a large walk-in closet), a full 4-piece bathroom, and a generous family room. The yard is designed for low-maintenance enjoyment, complete with underground sprinklers, a concrete patio, and durable synthetic fencing with removable panels for trailer access or added flexibility. No condo fees. Move-in ready. Located in an upscale neighbourhood, you’re just a 10-minute walk to shopping, restaurants, and medical and dental services—an ideal and convenient setting. This energy-efficient

home features durable hard-surface flooring throughout. With its thoughtful, low-maintenance design, it allows you to enjoy the feel of a detached home while saving thousands on utilities, taxes, and condo fees. Contact a real estate agent to see this one-of-a-kind home today!