



**155 Shannon Drive SE  
Medicine Hat, Alberta**

**MLS # A2298983**



**\$529,800**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | SE Southridge                    |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,955 sq.ft.                     | <b>Age:</b>   | 1994 (32 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                     | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Granite Counters |                   |      |

**Inclusions:** TV Mount over Fireplace, Hot Tub, Garage Fridge, Gas Fireplace, Shed, Attached Garage Shelving, Garage Radiant Heater

Welcome to this beautifully maintained 2-storey split located in the highly sought-after Southridge neighbourhood—an ideal blend of comfort, function, and style for family living. From the moment you step inside, you’re greeted by a spacious and inviting foyer, complemented by a striking staircase that adds character and leads to the upper level. The main floor offers a warm and welcoming family room centered around a cozy fireplace—perfect for relaxing evenings or entertaining guests. The kitchen is both stylish and functional, featuring crisp white cabinetry, a tiled backsplash, granite countertops, and a full complement of Kenmore Elite appliances. A central island and gas stove make meal prep effortless, while the dining area opens through garden doors to a large covered deck that is east-facing—ideal for morning coffee or summer BBQs. Step outside to enjoy the private, fully fenced and landscaped backyard, complete with a Maax hot tub—your own outdoor retreat. Convenience continues with a main floor laundry room, with wash sink, offering additional storage, along with a handy 2-piece powder room. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a spa-inspired ensuite featuring double sinks and an oversized walk-in shower. The mostly developed lower level provides a large family/recreation space with plenty of storage—perfect for movie nights, a kids’ play area, or a home gym. There is plumbing already in place for a potential basement bathroom and room for a 5th Bedroom! Notable updates and features include fresh paint in select main living areas, all new PEX plumbing (Poly-B removed), updated windows in the TV room, kitchen, and two upstairs bedrooms, vinyl fencing (2020), and a furnace replaced in 2021. Additional highlights

include a heated double attached garage with 220V wiring, a triple driveway, and RV parking&mdash;ideal for families with multiple vehicles or outdoor toys. This is a fantastic opportunity to own a move-in ready home in a prime location. Book your showing today!