



**4859 Southlands Drive SE  
Medicine Hat, Alberta**

**MLS # A2299202**



**\$324,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Dishwasher, Stove, Washer, Dryer, OTR Microwave, Central Air, TV Mount, Window Coverings

Welcome to the perfect starter home in the heart of Southlands! Ideally situated within walking distance to local parks, schools, and extensive pathway systems, this home offers a lifestyle of convenience and connection. The journey begins on the oversized front porch—a standout feature perfect for summer evenings spent greeting neighbors and watching the world go by. Inside, the open-concept layout is designed for gathering. The spacious kitchen boasts ample counter space and flows seamlessly into a dining area large enough for the whole family, centered around a cozy gas fireplace. The fully finished basement adds significant value with a large family room, a third bedroom, a dedicated laundry room, and a second full bath. Step outside to a fully fenced backyard featuring a large sundeck and plenty of space for a future garage. With a stamped concrete driveway and an affordable price point, this Southlands gem is a rare find. Don't miss out!