



**5366 Southlands Drive SE
Medicine Hat, Alberta**

MLS # A2299596



\$569,900

Division:	Southland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,764 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: central air conditioner

Welcome to this brand new half duplex built by New Tab Homes and DP76 Construction, offering 1,782 sq. ft. of thoughtfully designed living space plus a fully developed legal basement suite. This modern home features 3 bedrooms and 2.5 bathrooms above grade, along with a 2 bedroom, 1 bathroom secondary suite; perfect for generating passive income or accommodating extended family. Estimated completion is set for the end of May 2026, so there is still time to customize on colors and finishings. The main floor showcases a bright and functional layout, complete with a spacious living room, stylish kitchen, dining area, den, convenient half bathroom, and additional storage. Designed with both comfort and practicality in mind, the layout maximizes natural light and everyday usability. Upstairs, you'll find 3 generously sized bedrooms, including a primary bedroom with a walk-in closet and a 5 piece ensuite. An additional 4 piece bathroom and upper level laundry add to the home's convenience. The fully developed basement features a legal suite with a separate entrance, offering excellent income potential. The suite includes its own kitchen, family room, 2 bedrooms, a 4 piece bathroom, and in-suite laundry. A fantastic opportunity to own a new build with income potential in a well designed, Southlands modern home.