



**5360 Southlands Drive SE  
Medicine Hat, Alberta**

**MLS # A2301499**



**\$424,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** FRIDGE, STOVE, OTR MICROWAVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, A/C, ALL ATTACHED SHELIVING AND FIXTURES, PATIO BLOCKS

Only 1 year old and offering low-maintenance living with NO CONDO FEES, this beautifully finished half duplex is sure to impress! Filled with natural light and modern, bright finishings, this home offers a warm and inviting feel from the moment you step inside. Ideally located within walking distance to all amenities and directly across from a beautiful park with a pond and playground. The location is just as appealing as the home itself. The main floor features a spacious open-concept layout, perfect for everyday living and entertaining. The stunning kitchen is a standout, showcasing quartz countertops, a corner pantry, and upgraded cabinetry complete with pull-out shelves, and many convenient custom finishing touches and thoughtful storage solutions. The kitchen flows seamlessly into the dining and living areas, with direct access to a private deck and cozy backyard. Main floor offers a convenient 2-piece bathroom for guests and a generous primary bedroom retreat, complete with a walk-in closet, full 4-piece ensuite, and a stylish, very convenient wardrobe that can be included. The fully developed basement provides a versatile space ideal for entertaining or growing families, featuring two additional bedrooms, a 4-piece bathroom, a functional laundry area, and ample storage. Truly move-in ready, this home includes valuable extras already completed—shelving, fencing, gravel parking, and even Govee lighting—so you can enjoy the benefits of a new home without the added expense or effort.