



**156 Somerset Way SE  
Medicine Hat, Alberta**

**MLS # A2303600**



**\$749,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Storage		

**Inclusions:** Fridge 2x, Gas Stove 2x, Dishwasher 2x, BI Microwave 2x, Washer 2x, Dryer 2x, Central A/C 2x

**OPEN HOUSE-Saturday, April 25th at 2:00-3:30pm!** Introducing an exceptional investment opportunity in the heart of the city! Welcome to Adorah Homes' latest NEW BUILD featuring a beautiful two-storey main unit with a legal 2 bedroom basement suite. This property not only offers comfortable living spaces but also provides income-generating potential to help offset mortgage costs. The main two-storey unit boasts 1728 sqft of carefully designed living space-complete with a main floor office/playroom. Upon entry, you're greeted by a spacious, light-filled living room with access to a covered back deck with BBQ gas line overlooking a large, private yard space-complete with a fence. The kitchen exudes modern elegance, featuring a pantry, an island with seating, a complete appliance package (gas range), and quartz countertops. Upstairs, 3 generously sized bedrooms await, including a primary suite large enough to accommodate a king-sized bed, complete with a 4-piece ensuite and a substantial walk-in closet. Also conveniently located on this floor is a full bathroom and laundry area. Stay warm in winter with the main attached double garage and the suites attached single! Downstairs, the fully rentable legal basement suite spans 864 sqft and includes 2 bedrooms, a well-appointed bathroom, an eat-in kitchen, a spacious living room and its own in-suite laundry. This suite mirrors the high-quality finishes of the main unit, featuring quartz countertops, a 4-piece appliance package and ample storage space throughout. Located within walking distance to all amenities such as schools, shopping, restaurants, coffee shops, and scenic walking/biking paths, this property is perfectly positioned for both convenience and lifestyle. Whether you choose to live in one unit and rent out the other or utilize both for rental income, this home presents a rare opportunity to own a

brand-new property with dual occupancy potential. Don't miss out on this chance to secure a modern, income-generating property in a prime location and explore how this home can fit your investment and lifestyle goals seamlessly.