



**51 Smeaton Avenue SE
Medicine Hat, Alberta**

MLS # A2304299



\$419,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,198 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove - gas countertop, oven - wall unit, microwave, hood fan, dishwasher, window coverings - blinds, drapes and rods book shelves in the utility room, dressers in storage space, UGS, AC unit, gas BBQ, firepit on the upper deck

Welcome to this one-owner, custom-built home in the heart of Southridge&mdashperfectly situated in SE Southridge and just a short walk to parks, schools, playgrounds, and scenic walking paths. This is a location that truly supports everyday living. This home offers 4 bedrooms (3 up, 1 down) and a layout that stands out from the rest. The main floor features a sunken living room with impressive ceiling height and beautiful natural light that fills the space and flows effortlessly into the rest of the home. Just a few steps up, you’ll find the open-concept kitchen and dining area&mdashdesigned for both function and connection. The kitchen showcases oak cabinetry with updated modern hardware, a smart, usable layout, and a granite sink. The dining area is spacious and positioned at the back of the home, with direct access to your private upper deck&mdashideal for hosting or simply unwinding. Down the hall, you’ll find a full 4-piece bathroom, two well-sized secondary bedrooms, and a comfortable primary retreat complete with a walk-in closet and its own 3-piece ensuite. The fully developed basement adds even more versatility, featuring newly installed vinyl plank flooring, a large family room with rough-in for a future wet bar, and a fourth bedroom. One of the standout features down here is the spa-inspired relaxation space with a massive jetted tub&mdashyour own private escape at the end of the day. There’s also a 2-piece bathroom, dedicated laundry room, utility space with extra storage, and a unique bonus area tucked beneath the sunken living room&mdashperfect as a kids’ playroom, extra storage, or flex space to suit your needs. Outside, the fully fenced yard is set up for both privacy and enjoyment. The upper deck features low-maintenance composite decking, a gas line for your BBQ (included&mdashbonus), and access

down to the landscaped yard with underground sprinklers. The front of the home offers great curb appeal, with a double attached garage and the added benefit of a corner lot. A solid, well-cared-for home in a highly desirable neighborhood—this one is easy to love. Furnace and HWT are two years old, vinyl flooring in the basement is a year and half.