

# \$359,900 - 44 Smithson Street Se, Medicine Hat

MLS® #A2215876

**\$359,900**

4 Bedroom, 3.00 Bathroom, 1,070 sqft

Residential on 0.13 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to 44 Smithson Street SE. This beautiful bi-level is in an amazing location, close to parks, schools, walking paths and has so much to offer with lots of updates. This well maintained home features 4 bedrooms and 3 bathrooms. This wonderful home is bright and spacious with lots of natural light. The main floor features a spacious living room, dining room with access to the deck, and great kitchen with window over looking the backyard.

The main floor also features the primary bedroom with double closets, built in vanity, 2 pc ensuite, a second bedroom, 4 piece bathroom and the laundry room is also conveniently located on the main level. The basement boasts a large family room, wet bar, 2 additional bedrooms, and a 3 piece bathroom. You will be sure to enjoy the large fully fenced backyard with family and friends. Call today for your viewing.

Built in 1981

## Essential Information

MLS® #	A2215876
Price	\$359,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,070
Acres	0.13



Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	44 Smithson Street Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3G6

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	7
Zoning	R-LD

**Listing Details**

Listing Office                    RE/MAX MEDALTA REAL ESTATE

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