

# \$559,000 - 447 Vista Drive Se, Medicine Hat

MLS® #A2218302

**\$559,000**

4 Bedroom, 3.00 Bathroom, 1,369 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

This exceptional Southridge bi-level is situated across from Megan Wahl Park and offers over 2,600 sq. ft. of thoughtfully designed living space. From the moment you step inside, youâ€™ll love the open-concept layout, soaring vaulted ceilings, and rich maple cabinetry that elevate every corner of this home. The spacious foyer leads you into a bright and inviting main floor featuring engineered hardwood floors, a large front living room with expansive windows, and a generous dining space open to a well-appointed kitchen. Down the hall are two bedrooms, including a spacious primary suite with a walk-in closet and private 3-piece ensuite. The second main-floor bedroom offers excellent versatilityâ€™itâ€™s ideal as a guest space or an executive home office. (Bonus: the office furniture is negotiable!) A 4-piece bathroom completes this level. Downstairs, the fully developed basement continues to impress with 9-foot ceilings, oversized windows, and a cozy fireplace that makes the space warm and welcoming. The stylish wet bar adds the perfect touch for entertaining. Youâ€™ll find two more bedrooms, a full 4-piece bathroom, and a laundry room with a newer washer and dryer. Step outside to enjoy the low-maintenance 10x18 rear deck built with Millennium decking, aluminum railings, and a fully fenced and landscaped backyardâ€™ideal for relaxing or entertaining. Additional updates include: Newer engineered hardwood floors, New fridge (2024), New dishwasher (2022),



Newer carpet in the basement, Shingles (2019), and Driveway (2019). This home blends comfort, functionality, and a prime location across from a family-friendly park. Donâ€™t miss your opportunity to view it in personâ€”thereâ€™s so much more to love here. Average Monthly Utilities: \$390.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218302    |
| Price          | \$559,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,369       |
| Acres          | 0.14        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 447 Vista Drive Se |
| Subdivision | SE Southridge      |
| City        | Medicine Hat       |
| County      | Medicine Hat       |
| Province    | Alberta            |
| Postal Code | T1B 4T1            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|                 |  |
|-----------------|--|
| Appliances      | Dishwasher, Garage Control, Stove(s), Washer/Dryer, Window |
| Heating         | Forced Air   |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Basement, Family Room, Garage                              |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Yard, Landscaped, See |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 1             |
| Zoning         | R-LD          |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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