

\$399,900 - 2637 Southview Drive Se, Medicine Hat

MLS® #A2226439

\$399,900

4 Bedroom, 2.00 Bathroom, 1,118 sqft

Residential on 0.16 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Welcome to this exceptionally well-maintained 4-level split home, offering a perfect blend of space, comfort, and thoughtful upgrades throughout. With 1,118 sq ft of well-designed living space, this home features 4 generously sized bedrooms, 2 full bathrooms, and three separate living areas, providing flexibility for families of all sizes. Located in a convenient and desirable neighborhood, the property backs directly onto a beautiful park, offering peaceful views, extra privacy, and endless opportunities for outdoor enjoyment.

Step inside and immediately notice the pride of ownership that shines through every corner of the home. Over the years, the current owners have invested in numerous high-quality upgrades so you don't have to. These include granite countertops, modern pot lighting, updated flooring, a striking stone facade, newer windows, a high-efficiency furnace, central air conditioning, hot water tank, electrical panel, and all major appliances. Every big-ticket item has already been taken care of, allowing you to simply move in and enjoy.

The kitchen is both functional and stylish, featuring granite counters, ample cabinet space, and updated appliances. Adjacent living and dining areas flow seamlessly, perfect for gatherings or quiet evenings at home. Three distinct living spaces across



different levels create ideal zones for relaxing, entertaining, or setting up a home office or playroom.

Storage won't be an issue here"this home offers plenty of storage options throughout, making organization a breeze. But what truly sets this property apart is the oversized dream garage. Heated, fully finished, and equipped with an RV plug-in, it's ideal for car lovers, hobbyists, or anyone in need of a serious workshop. Additional outdoor features include a paved RV parking pad, large stamped asphalt driveway with tons of extra parking, self draining underground sprinklers and even a partially covered deck with new Trex decking, perfect for year-round outdoor living. The low-maintenance brick fence, garden area, and storage shed round out the incredible exterior features.

Whether you're a growing family, downsizing with space to spare, or a buyer looking for a home with serious value, this property delivers on every front. With all the major updates already done, unbeatable garage space, and a backyard that opens right onto green space, this is an affordable opportunity to own a home that's truly move-in ready"and still leaves room for you to add your personal touch.

Built in 1973

Essential Information

MLS® #	A2226439
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,118
Acres	0.16

Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2637 Southview Drive Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1G1

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, RV Hookup
Lot Description	Back Lane, Backs on to Park/Green Space, Garden
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	3

Zoning

R-LD

Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

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