

\$649,900 - 17 Sundance Road Sw, Medicine Hat

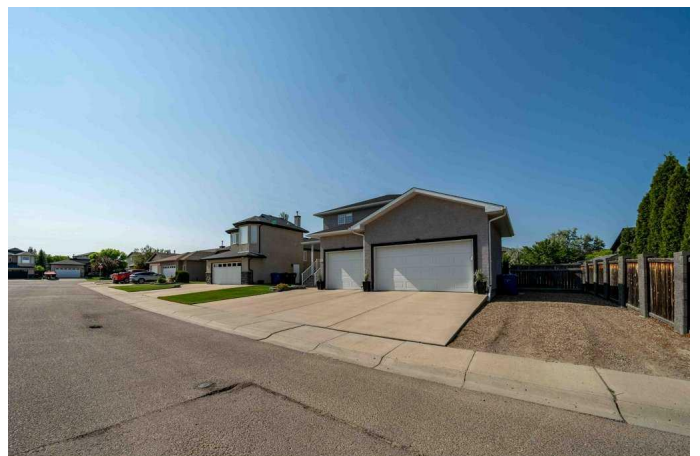
MLS® #A2228313

\$649,900

5 Bedroom, 4.00 Bathroom, 2,200 sqft
Residential on 0.26 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to 17 Sundance Road SW â€” A Stunning, Family-Friendly Oasis with Space, Style, and Smart Living! Nestled in a quiet, well-established neighborhood, this beautifully maintained 2-storey home offers the perfect blend of comfort, convenience, and modern functionality. With 5 bedrooms total â€” including 4 generous bedrooms upstairs â€” this home is ideal for growing families or those seeking room to breathe. The main floor features a bright and open-concept kitchen, dining, and living area, flooded with natural light from large windows. The kitchen boasts a huge island, perfect for family gatherings or entertaining guests. A dedicated home office and main floor laundry with cabinets & brand new laundry pair in 2025, add daily convenience. Downstairs, you'll find a spacious family room with a cozy fireplace, an additional bedroom, and a full 4-piece bathroom â€” ideal for guests or teens needing their own space. Step outside into the fully fenced and landscaped backyard, a true outdoor paradise! Enjoy evenings on the covered rear deck, relax on the concrete patio, or entertain on the concrete pad designed with a built-in hole for a badminton or volleyball net. Kids will love the in-ground trampoline, and there's even 220 wiring ready for a hot tub. The gas line BBQ hookup, RV parking, and ample driveway space make this a rare find for car enthusiasts and entertainers alike. Additional features include: Triple attached, heated garage with electric vehicle charging.



New shingles (2018) and professional-grade water heater (2020). 5kW Solar Panel System for energy efficiency (average monthly utilities just \$368.83). Stucco exterior with fantastic curb appeal. 4 bathrooms total (including ensuite and 2-piece on main). Close proximity to schools, Saamis Rotary Water Park, walking paths, and shopping. This home is a standout in every way – functional, energy-conscious, beautifully updated, and move-in ready. Don't miss your chance to own this exceptional property!!

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2228313 |
| Price | \$649,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,200 |
| Acres | 0.26 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 17 Sundance Road Sw |
| Subdivision | SW Southridge |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1B 4V5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 7 |
|----------------|---|

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|---------|---|
| Parking | Concrete Driveway, Garage Door Opener, Heated Garage, RV Access/Parking, In Garage Electric Vehicle Charging Station(s), Triple Garage Attached |
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|--------------|---|
| # of Garages | 3 |
|--------------|---|

Interior

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|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |
|-------------------|---|

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|------------|---|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings |
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| Heating | Forced Air, Natural Gas |
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|---------|-------------|
| Cooling | Central Air |
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| Fireplace | Yes |
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|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

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| Fireplaces | Family Room, Gas |
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| Has Basement | Yes |
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| Basement | Finished, Full |
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Exterior

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| Exterior Features | BBQ gas line |
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| Lot Description | Back Lane, Landscaped, Treed, Underground Sprinklers |
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| Roof | Asphalt Shingle |
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| Construction | Stucco |
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| Foundation | Poured Concrete |
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Additional Information

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| Date Listed | June 6th, 2025 |
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| Days on Market | 28 |
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| Zoning | R-LD |
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Listing Details

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| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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