\$335,000 - 47 Southlands Boulevard Se, Medicine Hat

MLS® #A2257085

\$335,000

3 Bedroom, 3.00 Bathroom, 1,366 sqft Residential on 0.06 Acres

Southland, Medicine Hat, Alberta

Welcome to this stylish half-duplex, built in 2015, perfectly located close to schools, parks, playgrounds, and all amenities. This side-by-side two-storey home offers a functional layout and thoughtful finishings throughout. On the main floor, you'II love the open-concept design that flows from the living area, complete with an electric fireplace accented with brick surround, into the spacious dining room. A modern kitchen awaitsâ€"with quartz countertops, maple cabinetry, stainless steel appliances, corner pantry, and island. The upper-level features three bedrooms, including a primary suite with a large walk-in closet and ensuite, plus a full four-piece main bath and the convenience of upstairs laundry with stackable units. The partially finished basement offers room to grow, with plenty of storage, a bathroom roughed in and just needing the finishing touches. Outside, enjoy the covered porch out front, fenced yard in the back complete with a deck offering a gas line for your barbecue, and the benefit of a single attached heated garage. With a fantastic location, and move-in-ready appeal, this property is one you won't want to miss!





Built in 2015

Essential Information

MLS® # A2257085 Price \$335,000 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,366

Acres 0.06

Year Built 2015

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 47 Southlands Boulevard Se

Subdivision Southland

City Medicine Hat

County Medicine Hat

Province Alberta
Postal Code T1B 0L7

Amenities

Parking Spaces 1

Parking Heated Garage, Single Garage Attached, Garage Faces Rear, Off Street

of Garages 1

Interior

Interior Features Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island,

Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garburator, Microwave Hood Fan,

Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Lands

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

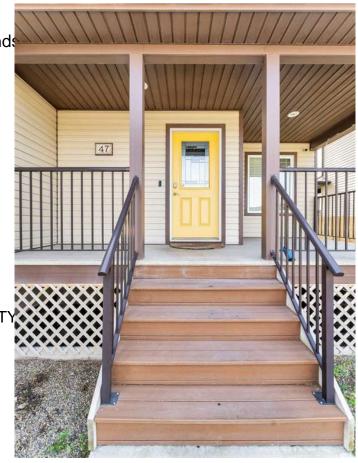
Date Listed September 16th, 2025

Days on Market 42

Zoning R-LD

Listing Details

Listing Office ROYAL LEPAGE COMMUNIT



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