

# \$894,900 - 111 Sundance Road Sw, Medicine Hat

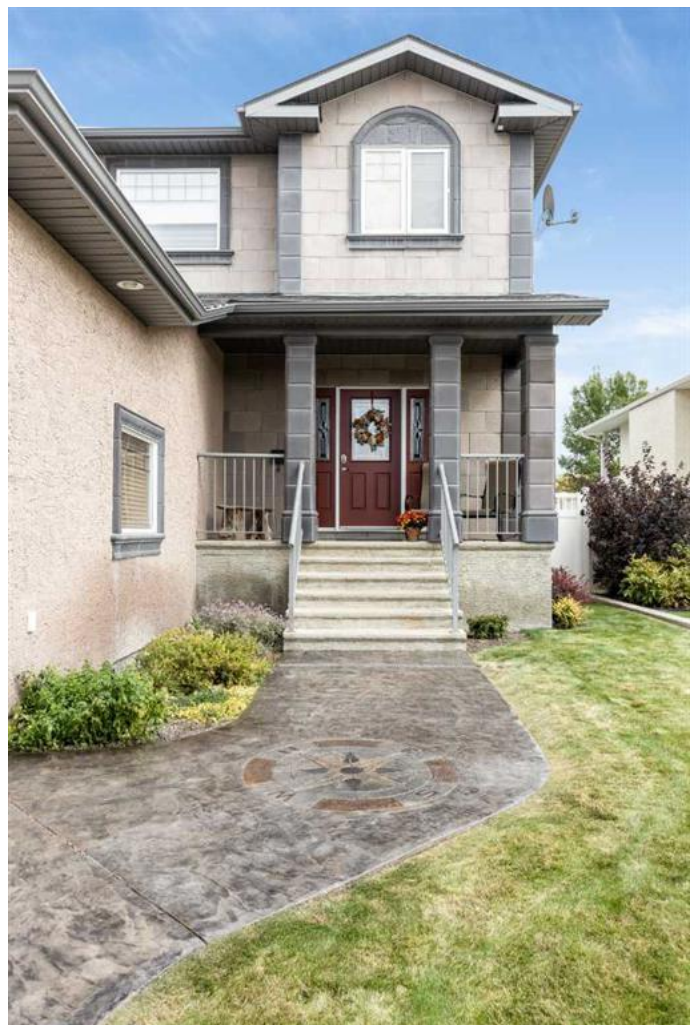
MLS® #A2189688

**\$894,900**

4 Bedroom, 4.00 Bathroom, 2,062 sqft  
Residential on 0.20 Acres

SW Southridge, Medicine Hat, Alberta

OPEN HOUSE - Saturday, April 12th - 1:00-3:00PM - Fresh new price! Welcome to your dream home in the highly desirable SW Southridge neighborhood. This stunning 2 Story, 4 bedroom, 3.5 bathroom home combines modern upgrades with thoughtful design to offer the ultimate turnkey experience. As you step inside, you'll be greeted by an open and inviting living space, seamlessly connecting the kitchen, dining area, and living room. The recently renovated kitchen is a chef's delight, with new custom kitchen cabinetry, new countertops, a large island, and a convenient walkthrough butler's pantry. Entertain or enjoy family meals in the spacious dining area, and step out onto the covered deck directly from the kitchen, where you can enjoy outdoor dining or a quiet morning coffee. The main floor also features a 2 piece bathroom and direct access to the triple-car garage, providing plenty of room for vehicles and storage. Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a luxurious 4 piece ensuite with an impressive, oversized shower. Also on the upper level, you'll find two additional bedrooms, a cozy office nook, a convenient laundry room, and a well-appointed 4 piece bathroom. The newly renovated basement offers a perfect space for relaxation and entertainment, featuring new vinyl flooring, plush carpet, and custom cabinetry in the theatre room. The lower level includes a fourth bedroom, a 4-piece bathroom, and a rec room



with a dry bar, ideal for movie nights or game day gatherings. The beautifully landscaped backyard is designed for relaxation and fun, featuring a hot tub and a covered deck. There is also ample space for RV parking in the back of the house, making it ideal for recreational vehicles or extra storage. The front walkway and driveway are finished with beautiful coloured stamped concrete, adding to the home's curb appeal and charm. Notable upgrades include new custom kitchen cabinetry, new countertops, a stylish kitchen backsplash, updated flooring on the main floor and lower level, a newly remodelled ensuite in the primary bedroom, new carpet on the stairs and throughout the upstairs level, new bathrooms on the main level and the second level. This exceptional home is ready for you to move in and start making memories. Don't miss your chance to own this perfect family home in SW Southridge!

Built in 2006

### **Essential Information**

MLS® #	A2189688
Price	\$894,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,062
Acres	0.20
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address 111 Sundance Road Sw

Subdivision SW Southridge  
City Medicine Hat  
County Medicine Hat  
Province Alberta  
Postal Code T1B4V1

### Amenities

Parking Spaces 6  
Parking Triple Garage Attached  
# of Garages 3



### Interior

Interior Features See Remarks  
Appliances Central Air Conditioner, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Garburator, Microwave Hood Fan  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed January 23rd, 2025  
Days on Market 78  
Zoning R-LD

### Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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