

# \$363,000 - 64 Somerset Road Se, Medicine Hat

MLS® #A2206768

**\$363,000**

3 Bedroom, 4.00 Bathroom, 1,246 sqft  
Residential on 0.09 Acres

Southland, Medicine Hat, Alberta

AMAZING LOCATION and Full of VALUABLE FEATURES. Framed by DAAS Developers and constructed with a more advanced dividing wall to mitigate sound transfer. This is a solid home that checks all the boxes for someone looking for efficient living. This home has great curb appeal with front veranda patio and stone faced pillars. The covered front patio is perfect for enjoying sunrises with your coffee or watching the rain fall on summer evenings. The front patio has dura deck, metal railings, and high grade aluminum stairs. The 16'x24' HEATED GARAGE is fully finished and includes wood shelving. The property has a nice sized yard with low maintenance vinyl fencing, and underground sprinklers front and back. There is an extra parking spot in the back with electrical plug-in access. The location of this home is ideal, being near St. John Paul II School, Parks, and located near the mail boxes and side street for extra parking.

Entering the home you are greeted by a foyer area with a generous coat closet that opens to the bright living room. The main floor is open concept with pot lights, NINE FOOT Ceilings, and beautiful vinyl plank flooring. The kitchen has gorgeous light toned, faux Marble Counter tops, transparent teal subway tile, under counter cabinet lighting, and stainless steel Appliance Package. The stove is only a couple months old and has convection and AirFry Mode. The Main Floor is completed by a powder room that's perfect for guests.



Upstairs is 3 good sized bedrooms Plus 2 full bathrooms. The primary bedroom has a walk in closet and room for a king bed with night stands. The 3pc Ensuite has a good sized walk in shower.

The basement is fully developed with another full bathroom with a walk-in shower. The open rec area could be used as a guest room, theatre area, office or family room. Home includes full appliance package, Central air, central vac, all window coverings, reznor garage heater and newer belt drive garage door opener with remotes.

Don't miss this opportunity to own an excellent home at an excellent price, in one of Medicine Hats most convenient and desired neighbourhoods. Book your showing today!

Built in 2013

### **Essential Information**

MLS® #	A2206768
Price	\$363,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,246
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	64 Somerset Road Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat

Province Alberta  
Postal Code T1B 0G5

### **Amenities**

Parking Spaces 3  
Parking Single Garage Detached  
# of Garages 1

### **Interior**

Interior Features Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Entrance, Rain Gutters  
Lot Description Level, Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 31st, 2025  
Days on Market 11  
Zoning R-LD

### **Listing Details**

Listing Office 2 PERCENT REALTY

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