

\$498,000 - 502, 401 Southlands Boulevard Se, Medicine Hat

MLS® #A2206394

\$498,000

3 Bedroom, 3.00 Bathroom, 1,143 sqft
Residential on 0.00 Acres

Southland, Medicine Hat, Alberta

Welcome to easy living; 502 is an immaculate, like-new duplex condo is in a desirable 55+ community! This stunning home was built in 2021 and feels like a show home, meticulously maintained by its current owner. This gem features 2 bedrooms upstairs: a master with a walk in closet and ensuite, and a sunny front bedroom perfect for an office with expansive windows. A dining space, patio, and island seating off the living room means youâ€™ll have excellent space to entertain. Downstairs includes another bedroom with space for a king sized layout and a huge walk-in closet. The lower level also offers a comfortable living area and a large, bonus space ideal for a home gym, craft room or any other tailored need. Enjoy the convenience of a garage with an electric heater and new epoxy flooring. Benefit from maintenance-free living with provided lawn care and snow removal. Situated in a quiet, new neighborhood with guest parking, you'll enjoy peace and tranquility without the noise of traffic. Between homes lies a well kept green space and walking path for your convenience. Despite being tucked away in a charming community, all of your essential amenities are just a 5-minute drive away. Don't miss this opportunity for pristine, easy living!

Built in 2021



Essential Information

MLS® #	A2206394
Price	\$498,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,143
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	502, 401 Southlands Boulevard Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0T1

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Guest, Heated Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	26
Zoning	R-MD
HOA Fees	250
HOA Fees Freq.	MON

Listing Details

Listing Office RIVER STREET REAL ESTATE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.