

# \$577,500 - 49 Sierra Green Sw, Medicine Hat

MLS® #A2210595

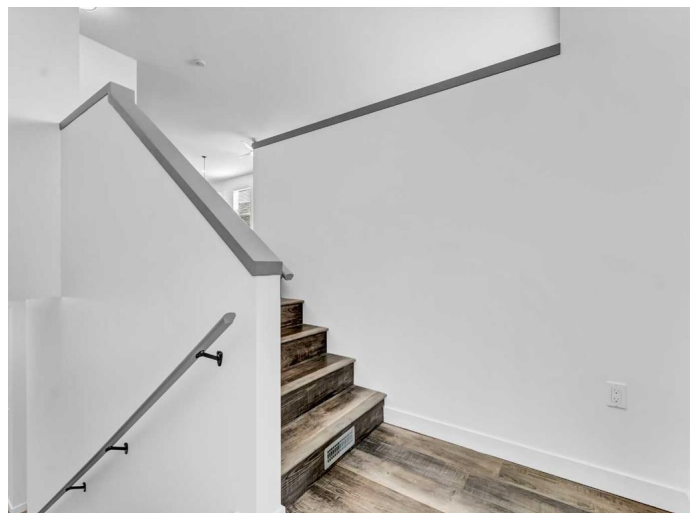
## \$577,500

3 Bedroom, 4.00 Bathroom, 1,827 sqft  
Residential on 0.12 Acres

SW Southridge, Medicine Hat, Alberta

Modern Bi-Level Beauty with Income Potential & Greenspace Views! Step into this standout bi-level home that combines modern style with smart, functional design. The open-concept main floor is bright and inviting, featuring a spacious living room, a generously sized dining area, and a stunning kitchen complete with a center island, sleek white cabinetry, stainless steel appliances, and a convenient pantry. A versatile nook offers the perfect space for a home office, playroom, or gym, and a 2-piece powder room completes the main level. Downstairs, you'll find two well-appointed bedrooms, each with its own walk-in closet and private 4-piece ensuite—an ideal layout for privacy and comfort. The lower level also includes laundry for added convenience. The true showstopper is the self-contained suite located above the attached double garage. This stylish and private space boasts its own beautiful kitchen, a spacious living/dining area, a large bedroom with walk-in closet, laundry, and a 4-piece bathroom. It's perfect for guests, a rental opportunity, or a home-based business. Enjoy low-maintenance living with professionally zero-scaped landscaping and take in serene views of the greenspace just across the street. This one-of-a-kind home offers flexibility, functionality, and modern elegance—inside and out. Average utilities are \$355/month.

Built in 2021



## Essential Information

MLS® #	A2210595
Price	\$577,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,827
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	49 Sierra Green Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0R5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
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Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R-LD

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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