

# \$399,900 - 30 Sage Close Se, Medicine Hat

MLS® #A2213711

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

Located in a family-friendly neighborhood near schools, walking paths, St. Patrick's Park, and all the everyday conveniences, this spacious bi-level is the perfect blend of comfort and functionality.

Upstairs, you'll find an open-concept kitchen, dining, and living area featuring vaulted ceilings and newer vinyl plank flooring. The kitchen comes with a \$3,500 appliance credit, giving you the opportunity to choose your brand-new appliances to suit your style. There is a 4 pc bathroom on this floor along with two bedrooms, including a primary suite with a private 3-piece ensuite.

The basement level offers a cozy second living room complete with a gas fireplace and built-in mantle—ideal for relaxing evenings or family movie nights. Two additional bedrooms, a full 3-piece bathroom, and a generous laundry room with a sink, ample counter space, and extra storage complete the space.

Step outside to enjoy a great-sized 11' x 15' covered deck with a convenient BBQ gas line—perfect for summer entertaining. Under the deck, you'll find lots of storage space for all your seasonal gear or perhaps a place for the kids to play out of the sun. The 6,004 sq ft landscaped lot also features a 24' x 24' double detached garage and a gravel area with space to build a shed or potential RV parking.

Built in 1997



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213711    |
| Price          | \$399,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,082       |
| Acres          | 0.14        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 30 Sage Close Se |
| Subdivision | SE Southridge    |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1B 4H7          |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 1                                  |

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater, Humidifier, See Remarks |
| Heating           | Forced Air                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Gas, Basement                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                          |

**Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | BBQ gas line, Rain Gutters, Storage                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed |
| Roof              | Asphalt Shingle                                              |
| Construction      | Brick, Vinyl Siding                                          |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 6                |
| Zoning         | LD-R             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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