

# \$549,500 - 233 Somerset Way Se, Medicine Hat

MLS® #A2234566

## \$549,500

4 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.13 Acres

Southland, Medicine Hat, Alberta

Step into this beautifully maintained bi-level home, available for immediate possession and filled with thoughtful upgrades throughout. Upstairs, you're greeted by hardwood floors and soaring vaulted ceilings that create a bright and open atmosphere. The heart of the home is the stunning kitchen, featuring granite countertops, a spacious island, and stainless steel appliances—including a new fridge and dishwasher (2023). You'll also appreciate the walk-in pantry, reverse osmosis water system, garburator, sweep kick connected to central vac, and stylish under- and over-cabinet lighting. The kitchen flows seamlessly into the inviting living room, complete with zebra blinds and the first of three gas fireplaces, perfect for cozy evenings at home. The main level also includes a generous primary bedroom retreat with a walk-in closet, 4-piece ensuite and it's own gas fireplace, a second bedroom, and an additional 4-piece bathroom. For added convenience, laundry hookups are available on both levels of the home. Step outside to your private backyard oasis featuring a covered deck with drapes, hot tub, underground sprinklers, drip irrigation to flower beds and fence planters, and a vinyl fence for low-maintenance privacy. Enjoy under-deck storage, a natural gas BBQ hookup, and updated shingles (2019) for peace of mind. Downstairs offers 9-foot ceilings, two more bedrooms, a full 4-piece bathroom, and a dedicated laundry room complete with sink. As you step back upstairs, you'll notice



pressure activated stair lighting. The heated double attached garage is a standout, equipped with direct drive door openers, three wall-mounted controls, a workbench, and its own sink—ideal for hot tub maintenance or cleanup after a project. This Southlands gem truly has it all—comfort, convenience, and quality. Don't miss your chance to call it home!

Built in 2007

### Essential Information

MLS® #	A2234566
Price	\$549,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,348
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	233 Somerset Way Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0B6

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	4
Zoning	LD-R

## Listing Details

Listing Office	2 PERCENT REALTY
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