

# \$559,000 - 447 Vista Drive Se, Medicine Hat

MLS® #A2218302

**\$559,000**

4 Bedroom, 3.00 Bathroom, 1,369 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

This exceptional Southridge bi-level is situated across from Megan Wahl Park and offers over 2,600 sq. ft. of thoughtfully designed living space. From the moment you step inside, youâ€™ll love the open-concept layout, soaring vaulted ceilings, and rich maple cabinetry that elevate every corner of this home. The spacious foyer leads you into a bright and inviting main floor featuring engineered hardwood floors, a large front living room with expansive windows, and a generous dining space open to a well-appointed kitchen. Down the hall are two bedrooms, including a spacious primary suite with a walk-in closet and private 3-piece ensuite. The second main-floor bedroom offers excellent versatilityâ€™itâ€™s ideal as a guest space or an executive home office. (Bonus: the office furniture is negotiable!) A 4-piece bathroom completes this level. Downstairs, the fully developed basement continues to impress with 9-foot ceilings, oversized windows, and a cozy fireplace that makes the space warm and welcoming. The stylish wet bar adds the perfect touch for entertaining. Youâ€™ll find two more bedrooms, a full 4-piece bathroom, and a laundry room with a newer washer and dryer. Step outside to enjoy the low-maintenance 10x18 rear deck built with Millennium decking, aluminum railings, and a fully fenced and landscaped backyardâ€™ideal for relaxing or entertaining. Additional updates include: Newer engineered hardwood floors, New fridge (2024), New dishwasher (2022),



Newer carpet in the basement, Shingles (2019), and Driveway (2019). This home blends comfort, functionality, and a prime location across from a family-friendly park. Donâ€™t miss your opportunity to view it in personâ€”thereâ€™s so much more to love here. Average Monthly Utilities: \$390.

Built in 2003

**Essential Information**

MLS® #	A2218302
Price	\$559,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,369
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	447 Vista Drive Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4T1

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	See Remarks
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Appliances	Dishwasher, Garage Control, Stove(s), Washer/Dryer, Window
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Garage
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, See
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	4
Zoning	R-LD

**Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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