

# \$578,500 - 518 Somerside View Se, Medicine Hat

MLS® #A2256031

**\$578,500**

3 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.11 Acres

Southland, Medicine Hat, Alberta

LOCATION! LOCATION! SPECTACULAR PANORAMIC VIEW WITH NO NEIGHBOURS BEHIND, GIVING A RARE COUNTY FEEL WITH CITY LIVING! THIS BEAUTIFUL 2 STOREY FEATURES 1560 SQ FT WITH 3 BEDROOMS (potential for 4th) , 3 BATHS (potential for a 4th) PLUS A HEATED TRIPLE CAR GARAGE & A BONUS SHOP INSIDE THE MAN CAVE! The main floor offers an open concept and lots of large windows that allow for tons of natural light. Kitchen has touchtone motion activated under-cabinet lighting, a walk in pantry, large island and GRANITE countertops. The spacious living room features a gas fireplace and incredible views out the backyard and beyond. MAIN FLOOR LAUNDRY and 2 pc powder room complete this level. Upstairs is the 4 pc bath, and 3 spacious bedrooms - including the large primary bedroom with a walk-in closet and a HUGE 4 pc ensuite with a soaker tub & walk-in shower. The basement is a blank canvas awaiting your finishing touches! Room for a 4th bedroom, family room and 4th bathroom! PLUS lots of storage space (under the stairs and in the furnace room) The back deck with gasline to BBQ is easily accessed off the dining area, making it perfect for family and friends to gather! PLUS there's a firepit with patio area. Another BONUS is GRANITE COUNTERTOPS throughout as well as Custom shutters through most of the home. This great home also features GEMSTONE LIGHTING and the fully fenced,



MAINTENANCE FREE yard, has FOREVER LAWN THAT IS PET FRIENDLY, & has ornamental Rock throughout. Triple car 30' wide x 25' deep plus the work area (30 x 24'10"/36'5") and the garage is insulated, heated, and has 220 wiring. This solid built home by H&J General Contractors awaits a new family to call this home! :) Call today!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256031    |
| Price          | \$578,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,560       |
| Acres          | 0.11        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 518 Somerside View Se |
| Subdivision | Southland             |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1B0R1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                        |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Other                                           |
| Lot Description   | Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Brick, Vinyl Siding                                                     |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-LD                 |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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