

# \$529,900 - 175 Sundance Road Sw, Medicine Hat

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MLS® #A2258041

**\$529,900**

4 Bedroom, 4.00 Bathroom, 1,695 sqft  
Residential on 0.13 Acres

SW Southridge, Medicine Hat, Alberta

PRIME LOCATION – Surrounded by a greenbelt!!!!!!

This fully developed family home is truly one of a kind, surrounded by green space on three sides – in front, beside, and behind the property. With mature trees providing privacy, it feels as though you™ve stepped outside the city while still enjoying all the conveniences of urban living.

From the moment you arrive, the captivating curb appeal invites you inside. The spacious entryway opens into a bright, open-concept main floor where oversized windows flood the home with natural light and showcase the serene backyard and greenbelt views. The cozy living room centers around a beautiful gas fireplace, while the chef™s kitchen is a true highlight – complete with an abundance of cabinetry, quartz countertops, corner pantry, stainless steel appliances (including a double oven), and stylish finishes.

Recent updates throughout the main and upper levels include fresh paint, updated flooring, modern light fixtures, and quartz counters in the bathrooms. A 2-piece bath is tucked conveniently near the garage entry, along with a large laundry/mudroom that leads to the double attached garage.

Upstairs, you™ll find two spacious secondary bedrooms, a full 4-piece bathroom, and a generous primary suite featuring a walk-in closet and a spa-inspired 4-piece ensuite with a corner jetted tub for the ultimate retreat.



The fully developed basement extends the living space with another bedroom, 3-piece bathroom, and a large family/rec room – perfect for entertaining or family movie nights. One of the property’s most exceptional features is the private backyard. Recently fenced with maintenance-free vinyl, the yard offers a large landscaped space, mature trees, and a lower patio perfect for relaxing or entertaining. Additional upgrades include newer shingles, offering peace of mind for years to come.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258041    |
| Price          | \$529,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,695       |
| Acres          | 0.13        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 175 Sundance Road Sw |
| Subdivision | SW Southridge        |
| City        | Medicine Hat         |
| County      | Medicine Hat         |
| Province    | Alberta              |
| Postal Code | T1B 4W7              |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Walk-In Closet(s) |
|-------------------|---------------------------------------------------|

|                 |                |
|-----------------|----------------|
| Appliances      | Other          |
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Back Yard, Backs on to Park |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding                |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-LD                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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