



**310 Somerside Crescent  
Medicine Hat, Alberta**

**MLS # A2283460**



**\$580,000**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Central air conditioner

Be the first to own this stunning new build half duplex that features a full legal basement suite & a single attached garage. An exceptional opportunity for investors or buyers seeking built-in rental income. Thoughtfully designed and quality built by New Tab Homes Ltd. in collaboration with DP76 Construction, this property delivers modern design, smart functionality, and income potential. The main living space is intentionally designed to maximize the layout, welcoming you with a spacious foyer that opens into a bright living room and dining area. The well appointed kitchen features a centre island, corner pantry, and patio door access to a covered deck, while a convenient 2 piece bathroom completes the main level. The upper level hosts 3 generously sized bedrooms, including a primary bedroom with a walk-in closet and private 4 piece ensuite. An additional 4 piece bathroom and a dedicated laundry room add to the home's practicality. The fully developed walkout basement includes a legal suite, offering excellent flexibility for extended family or rental income. The suite features its own kitchen, cozy family room, two bedrooms, a 4 piece bathroom, and a separate laundry area. Estimated completion is mid May 2026, providing time for buyer customization. Front landscaping will be completed as part of the build. A rare opportunity to own a brand new, thoughtfully designed property in one of the city's most desirable neighbourhoods. Primary Image is a conceptual AI-generated illustration of the home's planned design and is provided for visual reference only. Final materials, colours, and finishes may vary.