



**245 Somerset Way SE
Medicine Hat, Alberta**

MLS # A2296404



\$524,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | SE Southridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,778 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Level, Standard Shaped Lot | | |

| | | | |
|--------------------|-------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Central Vac + Attachments, U/G Sprinklers + Timer, Garage Door Opener + Control, A/C, Shed, Window Coverings, Garage Cabinets + Shelving

Move-In Ready 2-Storey in a Family-Friendly Location! Welcome to 245 Somerset Way SE—an exceptionally well-maintained home ideally located close to parks, schools, and all amenities. The main floor offers a bright open-concept layout with durable vinyl plank flooring and a spacious living room featuring a stunning new stone gas fireplace. The beautifully updated kitchen showcases painted white and blue cabinetry, quartz countertops, a large centre island with eat-up seating, and a corner pantry. The generous dining area provides access to the covered back deck with gas line for your BBQ, overlooking the fully fenced and landscaped yard complete with underground sprinklers and a shed. A convenient 2-piece bath and main floor laundry with access to the attached heated double garage complete this level. Upstairs, you’ll find 3 comfortable bedrooms, including the primary suite with walk-in closet and 3-piece ensuite, plus a full 4-piece bathroom. The fully developed lower level features a large family room wired for surround sound, an additional bedroom (perfect for a home gym, office, or playroom), and a 3-piece bathroom with jetted tub and heated floors. Recent updates include new shingles (2021), hot water tank (2021), and newer A/C—offering peace of mind for years to come. Average utilities are approximately \$350/month. This is a fantastic opportunity to own a truly move-in ready home in a great neighbourhood!