



**51 Smeaton Avenue SE  
Medicine Hat, Alberta**

**MLS # A2304299**



**\$419,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Street Lighting, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Storage, Walk-In Closet(s)		

**Inclusions:** fridge, stove - gas countertop, oven - wall unit, microwave, hood fan, dishwasher, window coverings - blinds, drapes and rods bookshelves in the utility room, dressers in storage space, UGS, AC unit, gas BBQ, firepit on the upper deck

Welcome to this one-owner, custom-built home in the heart of Southridge&ampmdashperfectly situated in SE Southridge and just a short walk to parks, schools, playgrounds, and scenic walking paths. This is a location that truly supports everyday living. This home offers 4 bedrooms (3 up, 1 down) and a layout that stands out from the rest. The main floor features a sunken living room with impressive ceiling height and beautiful natural light that fills the space and flows effortlessly into the rest of the home. Just a few steps up, you&rsquo;ll find the open-concept kitchen and dining area&ampmdashdesigned for both function and connection. The kitchen showcases oak cabinetry with updated modern hardware, a smart, usable layout, and a granite sink. The dining area is spacious and positioned at the back of the home, with direct access to your private upper deck&ampmdashideal for hosting or simply unwinding. Down the hall, you&rsquo;ll find a full 4-piece bathroom, two well-sized secondary bedrooms, and a comfortable primary retreat complete with a walk-in closet and its own 3-piece ensuite. The fully developed basement adds even more versatility, featuring newly installed vinyl plank flooring, a large family room with rough-in for a future wet bar, and a fourth bedroom. One of the standout features down here is the spa-inspired relaxation space with a massive jetted tub&ampmdashyour own private escape at the end of the day. There&rsquo;s also a 2-piece bathroom, dedicated laundry room, utility space with extra storage, and a unique bonus area tucked beneath the sunken living room&ampmdashperfect as a kids&rsquo; playroom, extra storage, or flex space to suit your needs. Outside, the fully fenced yard is set up for both privacy and enjoyment. The upper deck features low-maintenance composite decking, a gas line for your BBQ (included&ampmdashbonus), and access

down to the landscaped yard with underground sprinklers. The front of the home offers great curb appeal, with a double attached garage and the added benefit of a corner lot. A solid, well-cared-for home in a highly desirable neighborhood—this one is easy to love. Furnace and HWT are two years old, vinyl flooring in the basement is a year and half.