



GRASSROOTS
REALTY GROUP

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19 Somerside Gate SE
Medicine Hat, Alberta

MLS # A2306643



\$424,999

Division:	Southland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	926 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

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

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Central Air Conditoner

Welcome to this stunning brand-new half duplex by Urban Crest Construction, offering modern style, thoughtful design, and effortless living. Bright, open, and beautifully finished, this home is ideal for those who appreciate contemporary comfort with functional space. Featuring 3 bedrooms and 2.5 bathrooms, the layout is both practical and inviting. The main living area showcases an open-concept design, highlighted by large windows that flood the space with natural light. The kitchen is sure to impress with its central eat-up island, crisp white cabinetry, quartz countertops, classic subway tile backsplash, a full stainless steel appliance package, and a convenient walk-in pantry. It flows seamlessly into the dining area and spacious living room—perfect for everyday living and entertaining. Just off the dining area, step out onto the deck and enjoy a backyard ready for your vision, whether it’s a garden, play space, or relaxing outdoor retreat. The main floor also features a convenient 2-piece bathroom and a generously sized primary suite complete with a walk-through closet and a stylish 4-piece ensuite. The fully finished lower level adds even more living space, offering two additional well-sized bedrooms, a 4-piece bathroom, a comfortable family room, laundry area, and extra storage. Ideally located close to schools, shopping, walking paths, and everyday amenities, this home delivers the perfect blend of comfort, style, and convenience. A fantastic opportunity to own a brand-new home in a great neighbourhood! First-time home buyers (FTHB) may be eligible for a 100% of the GST rebate (up to \$21,250.00). New home warranty included.