



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

249 Somerset Way SE
Medicine Hat, Alberta

MLS # A2345554



\$418,900

Division:	Southland		
Type:	Residential/House		
Style:	Bungalow		
Size:	855 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Front Drive, Garage Fa		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, BI Dishwasher, Microwave Hood Fans (2), Central Air Conditioner, Garage door opener & remote(2), Garage Heater, Garage shelving, Underground Sprinklers, Sump Pump, Washer & Dryer, Window Covering, TV Mount(s), Heated Mirror in Bathroom

Attention Investors!! Want a home with a BACKYARD SUITE/MORTGAGE HELPER? THE POTENTIAL IS HERE!! ALL EXPENSIVE, HARD WORK has already been DONE TO THIS DREAM GARAGE!! This fully finished 25' x 28' dual-door garage is the stuff dreams are made of: 10' ceilings, fully finished, high-efficiency furnace ready for A/C, 220 electrical, kitchen cabinets with microwave, and even a 3-piece (shower) bathroom. Apply to the city of Medicine Hat for permits to complete this potential backyard suite for a mortgage helper or rent both main house and backyard suite for positive CASH FLOW. Let's talk about the house! 1630 TOTAL living space in this exceptional BUNGALOW!! The first thing you'll notice is the welcoming covered front porch, which is an extension of the home. This is a place you'll love to spend your summer evenings, watching the world go by. The open main floor with vaulted ceilings features a kitchen with loads of cabinets, beautiful appliances, and excellent counter space, all overlooking the dining area and living room with a gas fireplace. Two bedrooms plus full bathroom finish off the main. Downstairs, you'll find a spacious family room, the 3rd bedroom, a second full bath, and a dreamy laundry room with plenty of storage, and don't forget about that GARAGE!!! The possibilities here are wide open! The backyard is fully fenced, beautifully landscaped, with its own private deck. Underground sprinklers in the front and back. The parking options are amazing, with access for an RV or trailer, extra easy off-street parking, and the heated garage! You're within walking distance of the new elementary school and close to loads of shopping. With a full appliance package, central air, and newer shingles, this one is the perfect package!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of REAL BROKER. Information is believed to be reliable but not guaranteed.