



GRASSROOTS
REALTY GROUP

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**24 Somerset Place SE
Medicine Hat, Alberta**

MLS # A2350878

\$489,000

Division:	Southland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Underground Sprinkle		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: Speakers on deck and upstairs living room, bathroom cabinet above the toilet, hose reel and privacy screen, Water fountain on deck (not functional-AS IS), Workbench in garage, shelving in garage, exterior cameras (not connected to a plan - control panel not included), snowblower, pergola with lights, underground sprinklers (have been winterized).

Welcome to this beautifully maintained bungalow in the sought-after Southlands neighbourhood! With 3 bedrooms and 3 bathrooms, this move-in-ready home offers a wonderful combination of comfort, function and easy living. Charming curb appeal and a welcoming front porch lead into a spacious entryway, while hardwood flooring flows through the living room, dining area and kitchen. The kitchen features stainless steel appliances and a convenient sit-up bar, with the living room opening directly onto a private deck and beautifully kept, perfectly sized yard. The main floor offers two bedrooms, including a primary suite with a 3-piece ensuite and spacious walk-in shower. Downstairs, you'll find a large family room along with a versatile flex space ideal for a home office, gym or hobby area, plus an additional bedroom, 4-piece bathroom, generous storage and a separate laundry/utility room. A tankless hot water heater, underground sprinklers and an oversized double heated garage round out this exceptionally well-cared-for home. There's nothing left to do but move in and enjoy!