



GRASSROOTS
REALTY GROUP

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

MLS # A2350979



\$575,000

Division:	Southland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Attached shelving in garage, wall mount system in garage, surveillance system, theatre system in basement, fireplace in basement, outdoor fountain

Welcome to this spacious and well-maintained 1,608 sq. ft. two-storey home, ideally located in the desirable Southlands neighbourhood. Offering four bedrooms, three and a half bathrooms, a fully developed basement, and a 22' x 24' attached garage, this home provides plenty of space for the whole family. The main floor welcomes you with a spacious entryway leading into a large, comfortable living room featuring a cozy fireplace. The generous dining area sits adjacent to the beautifully renovated kitchen, which has been thoughtfully updated with white quartz countertops, a subway tile backsplash with contrasting dark grout, a black undermount sink, a brand-new refrigerator, and a dishwasher replaced this year. Laminate flooring flows throughout the main living areas, while a convenient 2-piece bathroom and main-floor laundry/mudroom with direct access to the attached garage complete this level. Off the dining room, step outside to a combination of covered and uncovered deck space overlooking the fully fenced backyard. The vinyl fence was completed in October 2025, and underground sprinklers make yard maintenance easy. There is also the option for RV parking, adding even more versatility to the property. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a walk-in closet and private 3-piece ensuite. A 4-piece main bathroom serves the additional bedrooms. The fully developed basement offers even more room to relax and entertain, featuring a dedicated theatre room complete with projector, a recreation room, an additional bedroom, a 4-piece bathroom, and convenient under-stair storage. Additional features include a high-efficiency furnace, tankless hotwater and shingles replaced in 2018. With a functional family-friendly layout, numerous updates, excellent indoor and outdoor living space, and a great

Southlands location, this home is ready for its next owners.