

\$349,900 - 47 Southlands Boulevard Se, Medicine Hat

MLS® #A2257085

\$349,900

3 Bedroom, 3.00 Bathroom, 1,366 sqft
Residential on 0.06 Acres

Southland, Medicine Hat, Alberta

Welcome to this stylish half-duplex, built in 2015, perfectly located close to schools, parks, playgrounds, and all amenities. This side-by-side two-storey home offers a functional layout and thoughtful finishings throughout. On the main floor, you'll love the open-concept design that flows from the living area, complete with an electric fireplace accented with brick surround, into the spacious dining room. A modern kitchen awaits with quartz countertops, maple cabinetry, stainless steel appliances, corner pantry, and island. The upper-level features three bedrooms, including a primary suite with a large walk-in closet and ensuite, plus a full four-piece main bath and the convenience of upstairs laundry with stackable units. The partially finished basement offers room to grow, with plenty of storage, a bathroom roughed in and just needing the finishing touches. Outside, enjoy the covered porch out front, fenced yard in the back complete with a deck offering a gas line for your barbecue, and the benefit of a single attached heated garage. With a fantastic location, and move-in-ready appeal, this property is one you won't want to miss!

Built in 2015

Essential Information

MLS® #	A2257085
Price	\$349,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	47 Southlands Boulevard Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0L7

Amenities

Parking Spaces	1
Parking	Garage Faces Rear, Heated Garage, Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Lands
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	September 16th, 2025
Days on Market	7
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY
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