



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

84 Somerside Way SE
Medicine Hat, Alberta

MLS # A2246354



\$588,500

Division:	Southland		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,765 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: C/A, fridge, stove B/I dishwasher, B/I microwave, window coverings & blinds, UGS's, Central Vac R/I, garburator rough-in, shed, smart garage door opener with camera and remotes, gasline to BBQ

BEAUTIFUL 1765 SQ FT, FULLY DEVELOPED MODIFIED BI-LEVEL, FEATURING 5 BEDROOMS (3+2) & 3 BATHS IN THE DESIRED SOMERSIDE AREA! As you enter the home the large, beautiful foyer boasts a gorgeous chandelier and opens to a well thought out floor plan that features an impressive vaulted ceiling over the open concept main floor! The kitchen features quartz countertops, stainless steel appliances (stove is less than a year old), walk in pantry and a HUGE island with eating bar! The spacious living room has a gas fireplace and tons of natural light. There is also 2 bedrooms, a MAIN FLOOR LAUNDRY and 4 pc bath with quartz countertops, that completes the main floor ! Upstairs the "STUNNING PRIMARY RETREAT" boasts exposed beams, a huge 10' 1" X 7' 5" walk-in closet and a 5 piece ensuite with a large air tub, walk in shower AND a deck off the primary to enjoy your morning coffee on! Completing the upper level is a cozy nook that would be a great computer area! The lower level is host to a huge family room with gas fireplace, 2 nice sized additional bedrooms, lots of storage area plus another 4 pc bathroom with a Quartz countertops. THE 22X24 GARAGE IS INSULATED AND HEATED! There's a covered maintenance free deck where you can catch the beautiful sunsets and enjoy a few BBQ's (gasline for BBQ) overlooking the landscaped and fully fenced yard (maintenance free fencing on 2 sides) that also comes with underground sprinklers! Did we mention NO NEIGHBOURS BEHIND! BONUS is the Hot Water On Demand, Zone Heating, and oversized driveway. Sellers say they are going to miss the great neighbours! This is an excellent home, in a perfect location with no through traffic unless someone is visiting or heading home! CALL TODAY!

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