

# \$509,500 - 502, 401 Southlands Boulevard Se, Medicine Hat

MLS® #A2206394

**\$509,500**

3 Bedroom, 3.00 Bathroom, 1,143 sqft  
Residential on 0.00 Acres

Southland, Medicine Hat, Alberta

Welcome to easy living; 502 is an immaculate, like-new duplex condo is in a desirable 55+ community! This stunning home was built in 2021 and feels like a show home, meticulously maintained by its current owner. This gem features 2 bedrooms upstairs: a master with a walk in closet and ensuite, and a sunny front bedroom perfect for an office with expansive windows. A dining space, patio, and island seating off the living room means youâ€™ll have excellent space to entertain. Downstairs includes another bedroom with space for a king sized layout and a huge walk-in closet. The lower level also offers a comfortable living area and a large, bonus space ideal for a home gym, craft room or any other tailored need. Enjoy the convenience of a garage with an electric heater and new epoxy flooring. Benefit from maintenance-free living with provided lawn care and snow removal. Situated in a quiet, new neighborhood with guest parking, you'll enjoy peace and tranquility without the noise of traffic. Between homes lies a well kept green space and walking path for your convenience. Despite being tucked away in a charming community, all of your essential amenities are just a 5-minute drive away. Don't miss this opportunity for pristine, easy living!

Built in 2021



## Essential Information

MLS® #	A2206394
Price	\$509,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,143
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	502, 401 Southlands Boulevard Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0T1

## Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Guest
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	5
Zoning	R-MD
HOA Fees	250
HOA Fees Freq.	MON

## Listing Details

Listing Office RIVER STREET REAL ESTATE

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