

# \$649,900 - 67 Sundown Road Sw, Medicine Hat

MLS® #A2220905

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.12 Acres

SW Southridge, Medicine Hat, Alberta

Stunning 1512 Sqft Walk-Out Bungalow in a Prime Location!

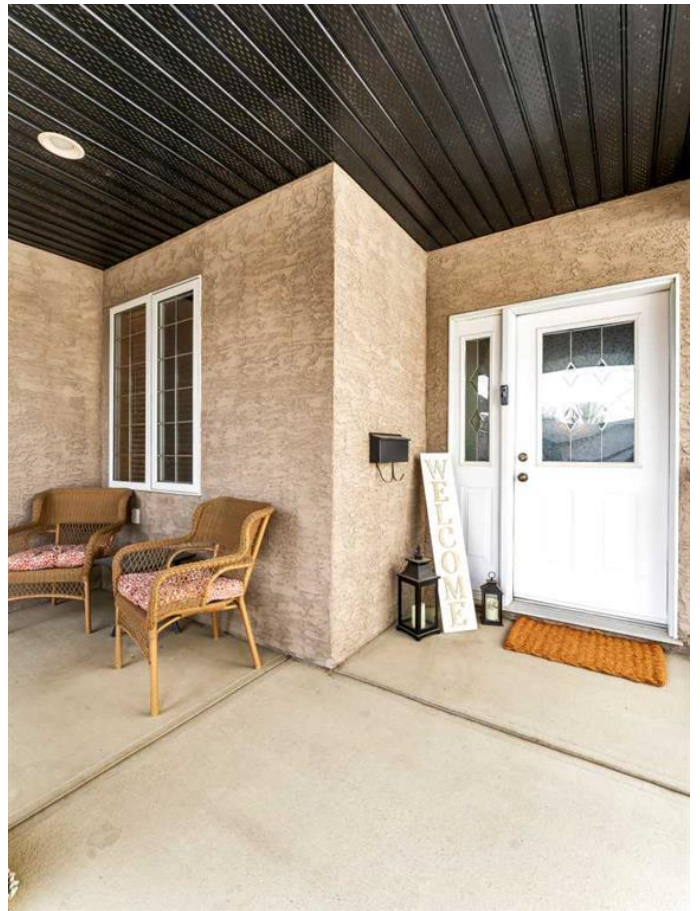
Welcome to this beautiful 1512 sqft walk-out bungalow that offers a perfect blend of comfort, style, and functionality. With 2+2 bedrooms and 3 full bathrooms, this spacious home is designed for family living or a couple seeking a peaceful retreat. Featuring a main floor laundry, two cozy gas fireplaces, and a full appliance package, this home has everything you need for convenience and relaxation.

Recent Upgrades for Modern Living

In 2024, several key upgrades were completed, including gorgeous hardwood flooring, Quartz counter tops and tile back splash in kitchen, fresh paint throughout, a new hot water tank, dishwasher, microwave, new PVC maintenance free back fence – all designed to keep your home in top shape. Additionally, the shingles were replaced in 2021, ensuring long-term durability and peace of mind.

Bright & Inviting Living Spaces

The large windows throughout the home flood the interior with natural light, creating a warm, welcoming atmosphere. Not only do these windows brighten the home, but they also provide beautiful views of the park that the



property backs onto. Whether you're enjoying your morning coffee or watching the sunset, the views are simply breathtaking.

Entainerâ€™s Dream “ Lower Walk-Out

The lower walk-out level is a standout feature, with a spacious family room complete with a cozy fireplace, perfect for relaxing or entertaining guests. The patio off the family room is an ideal spot for gathering with friends and family, offering stunning views and an unbeatable vantage point for evening sunsets. Itâ€™s the perfect place to unwind after a long day.

Fantastic Location for Active Lifestyles

The home is located in a highly sought-after neighborhood with easy access to schools, shopping, and an abundance of amenities, making it a wonderful place to raise a family. The park behind the home features a walking path that connects to additional trails, offering a serene space to stroll around the peaceful SW Southridge area.

Whether youâ€™re a growing family or a couple looking for the perfect retreat, this home checks all the boxes. Donâ€™t miss the opportunity to make it yours and enjoy the beauty and tranquility of this fantastic location!

Built in 2005

Essential Information

MLS® #	A2220905
Price	\$649,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,512
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	67 Sundown Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4W7

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Mid Efficiency, Forced Air, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Gentle Sloping, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	5
Zoning	R-LD

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.