

# \$499,900 - 1303, 401 Southlands Boulevard Se, Medicine Hat

MLS® #A2205873

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,310 sqft  
Residential on 0.00 Acres

Southland, Medicine Hat, Alberta

Welcome to this stunning corner-unit bungalow condo, located in a sought-after 55+ community close to all amenities in the Southeast. Featuring a unique, spacious layout, this home offers a perfect blend of comfort, style, and functionality. The main floor boasts an open-concept living space, with a gorgeous white kitchen complete with a large center island, quartz countertops, under-counter lighting, and soft-close cabinetry. The adjacent living room is generously sized, showcasing a cozy gas fireplace—perfect for those chilly evenings. You'll love the easy-care vinyl plank flooring that flows throughout this level, adding both durability and style. For added convenience, the main floor features a bright office space and a convenient main floor bathroom. The large primary suite provides a tranquil retreat with a beautiful 4-piece ensuite and a spacious walk-in closet. Plus, enjoy the ease of main floor laundry. Step outside to one of two private decks—ideal for entertaining or simply relaxing and enjoying the warm Medicine Hat summer evenings. The lower level of the home offers two spacious bedrooms, a cozy den, a large family room, and a well-appointed 4-piece bathroom, providing ample space for guests or family. The attached double garage is heated and includes a floor drain, ensuring comfort and practicality throughout the year. With condo fees at just \$250/month, this home



offers exceptional value in an ideal location.  
Don't miss the opportunity to call this  
beautiful condo your own!

Built in 2022

### Essential Information

MLS® #	A2205873
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,310
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	1303, 401 Southlands Boulevard Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0T1

### Amenities

Amenities	Other, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	17
Zoning	R-MD

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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