

# \$469,000 - 22 Stanfield Place Se, Medicine Hat

MLS® #A2212455

**\$469,000**

3 Bedroom, 3.00 Bathroom, 1,766 sqft

Residential on 0.11 Acres

SE Southridge, Medicine Hat, Alberta

Spacious 2-Storey Home in Southridge with Room for Everyone! Welcome to this well-kept 2-storey home located in the heart of Southridge, just steps away from schools, playgrounds, and all the amenities your family needs. Sitting on a large pie-shaped lot, this property offers plenty of outdoor space, RV parking, and a double attached garage. Step inside to a bright and inviting front living room, perfect for relaxing or hosting guests. Flow into the dining room which has room for a good-sized table—ideal for entertaining or family dinners. The spacious kitchen features classic oak cabinets, a centre island, stainless steel appliances, and a pantry. It's open to a large family room with a cozy corner gas fireplace and easy access to the back deck and yard—perfect for summer BBQs or watching the kids play. The main floor also includes a convenient laundry area and a 2-piece powder room. Upstairs, you'll find three bedrooms, including the primary suite with a walk-in closet and a private 3-piece ensuite. A 4-piece main bathroom completes the upper level. The basement adds even more living space with a large rec room and a flexible nook area that's perfect as a playroom, home office, or potential future bedroom. There's also a roughed-in bathroom just waiting for your finishing touch. This is a great opportunity to own a family-friendly home with space inside and out, in one of Southridge's most convenient locations. Average Utilities are \$280/Month



Built in 1998

### Essential Information

MLS® #	A2212455
Price	\$469,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,766
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	22 Stanfield Place Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4J2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Many Trees, Pie Shaped Lot, Other
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R-LD

### Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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