

# \$499,900 - 34 Shannon Drive Se, Medicine Hat

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MLS® #A2219218

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,347 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to this beautifully maintained and centrally located walk-out bungalow in the mature and highly sought-after neighbourhood of SE Southridge. Surrounded by parks, playgrounds, and top-rated schools, this home offers the perfect blend of comfort and convenience.

From the moment you arrive, youâ€™ll be impressed by the charming curb appeal and meticulously landscaped yard. Step inside to a bright and spacious foyer with a convenient coat closet and direct access to the double attached garage.

The main floor features a sun-filled living room with elegant hardwood flooring that flows seamlessly into the dining area and hallway. The adjacent kitchen offers ample cabinet and counter space, a full appliance package, and a functional layout perfect for entertaining. Off the dining room, enjoy your morning coffee or evening BBQs on the lovely deck.

Down the hall, youâ€™ll find two generously sized bedrooms, a 4-piece main bathroom, and a laundry roomâ€”all featuring brand new flooring. The primary suite includes a walk-in closet and a private 3-piece ensuite.

The fully finished walk-out basement boasts new luxury vinyl plank flooring throughout, a large family room with a cozy corner gas fireplace, and direct access to a peaceful patio



area. This level also includes two additional oversized bedrooms, a 3-piece bathroom, and a spacious utility/storage room.

Freshly painted in a modern neutral palette, this home is move-in ready. The low-maintenance backyard features a large patio and storage shed—ideal for relaxing or entertaining.

Don't miss your chance to own this fantastic home in one of the city's most established communities!

Built in 1993

**Essential Information**

MLS® #	A2219218
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,347
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	34 Shannon Drive Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4A9

**Amenities**

Parking Spaces	5
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Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet On Entry, Kitchen Island, Kitchen Pantry, Storage, Walk-In Closet
Appliances	Dishwasher, Dryer, Garage Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony, Storage
Lot Description	Irregular Lot, Landscaped, Street Lighting, Fruit Trees/Shrub(s), Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	9
Zoning	R-LD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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