

# \$669,900 - 17 Sundance Road Sw, Medicine Hat

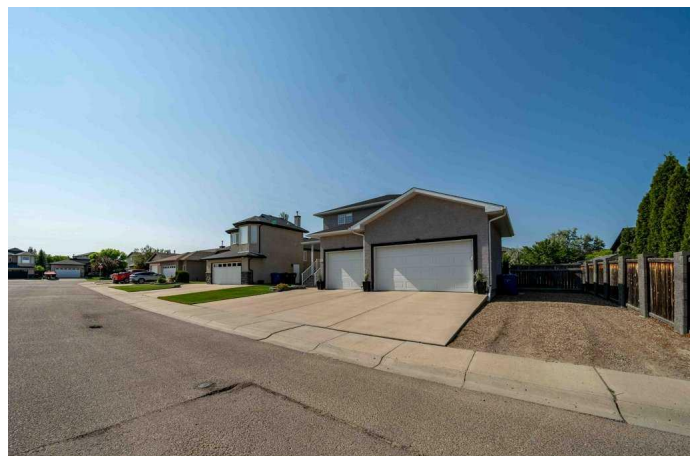
MLS® #A2228313

**\$669,900**

5 Bedroom, 4.00 Bathroom, 2,200 sqft  
Residential on 0.26 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to 17 Sundance Road SW â€” A Stunning, Family-Friendly Oasis with Space, Style, and Smart Living! Nestled in a quiet, well-established neighborhood, this beautifully maintained 2-storey home offers the perfect blend of comfort, convenience, and modern functionality. With 5 bedrooms total â€” including 4 generous bedrooms upstairs â€” this home is ideal for growing families or those seeking room to breathe. The main floor features a bright and open-concept kitchen, dining, and living area, flooded with natural light from large windows. The kitchen boasts a huge island, perfect for family gatherings or entertaining guests. A dedicated home office and main floor laundry with cabinets & brand new laundry pair in 2025, add daily convenience. Downstairs, you'll find a spacious family room with a cozy fireplace, an additional bedroom, and a full 4-piece bathroom â€” ideal for guests or teens needing their own space. Step outside into the fully fenced and landscaped backyard, a true outdoor paradise! Enjoy evenings on the covered rear deck, relax on the concrete patio, or entertain on the concrete pad designed with a built-in hole for a badminton or volleyball net. Kids will love the in-ground trampoline, and there's even 220 wiring ready for a hot tub. The gas line BBQ hookup, RV parking, and ample driveway space make this a rare find for car enthusiasts and entertainers alike. Additional features include: Triple attached, heated garage with electric vehicle charging.



New shingles (2018) and professional-grade water heater (2020). 5kW Solar Panel System for energy efficiency (average monthly utilities just \$368.83). Stucco exterior with fantastic curb appeal. 4 bathrooms total (including ensuite and 2-piece on main). Close proximity to schools, Saamis Rotary Water Park, walking paths, and shopping. This home is a standout in every way – functional, energy-conscious, beautifully updated, and move-in ready. Don't miss your chance to own this exceptional property!!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228313    |
| Price          | \$669,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,200       |
| Acres          | 0.26        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 17 Sundance Road Sw |
| Subdivision | SW Southridge       |
| City        | Medicine Hat        |
| County      | Medicine Hat        |
| Province    | Alberta             |
| Postal Code | T1B 4V5             |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 7 |
|----------------|---|

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Concrete Driveway, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), RV Access/Parking, Triple Garage Attached |
| # of Garages | 3                                                                                                                                               |

## Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                             |
| Cooling           | Central Air                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                   |
| Fireplaces        | Family Room, Gas                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                      |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | BBQ gas line                                         |
| Lot Description   | Back Lane, Landscaped, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stucco                                               |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 14             |
| Zoning         | R-LD           |

## Listing Details

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

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