

# \$459,900 - 41 Scott Green Se, Medicine Hat

MLS® #A2229502

## \$459,900

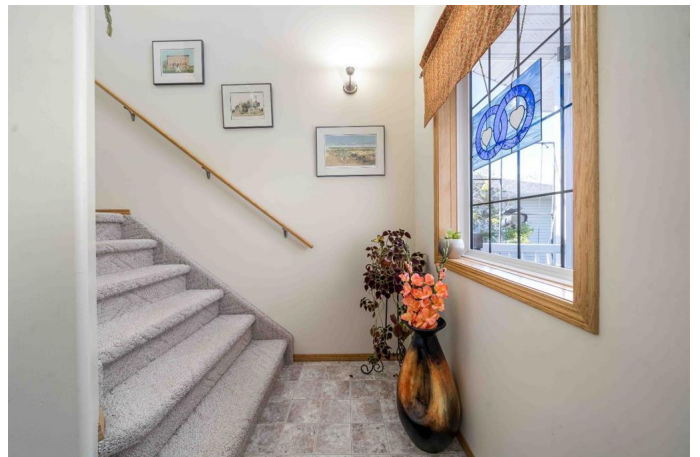
3 Bedroom, 3.00 Bathroom, 1,751 sqft  
Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to this spacious 1,751 sq ft 2-storey home perfectly situated in the highly sought-after Southridge neighborhood—within walking distance to schools, parks, and scenic walking paths. Located directly across from a beautiful green space, you'll enjoy extra privacy and plenty of parking. The exterior boasts RV parking, a beautifully landscaped yard, and a dedicated garden area. The covered back deck is ideal for entertaining, with no neighbors behind to disrupt your privacy.

Step inside to a welcoming foyer that opens into a bright, open-concept main floor featuring a cozy fireplace in the living area. The kitchen offers abundant cabinet space, a walk-in pantry, and a convenient island for prep and seating. You'll also find main floor laundry, complete with a laundry chute from the master bedroom walk-in closet, and a well-placed half bath nearby.

The attached garage is easily accessed from the laundry area and is large enough to accommodate both a truck and SUV, while still providing ample room for storage. Upstairs, you'll find three generously sized bedrooms. The primary suite includes a walk-in closet and a private 3-piece ensuite. A second full bathroom serves the remaining bedrooms. The home includes newer windows, upgraded insulation, and a well-maintained furnace and hot water tank, offering peace of mind. The finished basement features a versatile family room, perfect for a playroom, movie nights, or



additional living space. There's also a large storage area that's roughed-in for a future bathroom. Don't miss the opportunity to make this well-cared-for family home your own—a perfect blend of comfort, functionality, and location!

Built in 2001

**Essential Information**

MLS® #	A2229502
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,751
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	41 Scott Green Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4M5

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bathroom Rough-in, Laminate Counters, No Smoking Home, Pantry
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Appliances	Central Air Conditioner, Dishwasher, Disposal, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	11
Zoning	R-LD

## Listing Details

Listing Office	RIVER STREET REAL ESTATE
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