

\$304,990 - 144 Seven Persons Drive Sw, Medicine Hat

MLS® #A2254820

\$304,990

4 Bedroom, 3.00 Bathroom, 1,060 sqft

Residential on 0.17 Acres

SW Southridge, Medicine Hat, Alberta

Opportunity Knocks in Southridge! This home is ready for some TLC, but it comes with something you cannot renovate or replace: a phenomenal location and UNBEATABLE VIEWS. Backing directly onto the coulee trail system, you will enjoy endless pathways right outside your back gate and be just minutes from the Teepee, Par 3 golf course, Badlands Training Centre, schools, restaurants, Medicine Hat College, and more. As you step through the double front doors, you are welcomed into a bright, spacious entry filled with natural light. Upstairs, a massive window frames those incredible coulee views in the living room, while the adjoining dining space offers sliding door access to a two-tier deck and a private, fully fenced yard. With plenty of mature trees, including fruit trees, and direct trail access, the outdoor space is a retreat of its own. The kitchen provides ample cabinet space, a fridge, a stove, a dishwasher, and a counter cooktop. The large primary bedroom includes a walk-through closet and a two-piece ensuite. A second bedroom with double closets and a four-piece bathroom complete the main floor. Downstairs, you will find a rec room, two more good-sized bedrooms, a three-piece bathroom, a storage room, a laundry room with a sink and cabinets, and a walk-up entrance to the backyard. This layout offers plenty of potential for future updates. Additional features include a single attached garage and a hot water tank replaced approximately five years ago. Whether you are



handy and want to build instant equity or you are an investor looking for your next flip, this home is all about potential and location. Bring your vision and make this rare Southridge opportunity your own.

Built in 1978

Essential Information

MLS® #	A2254820
Price	\$304,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,060
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	144 Seven Persons Drive Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2A5

Amenities

Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Other

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Private, Treed, Views
Roof	Shingle
Construction	Brick, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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