

\$559,000 - 447 Vista Drive Se, Medicine Hat

MLS® #A2218302

\$559,000

4 Bedroom, 3.00 Bathroom, 1,369 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

This exceptional Southridge bi-level is situated across from Megan Wahl Park and offers over 2,600 sq. ft. of thoughtfully designed living space. From the moment you step inside, youâ€™ll love the open-concept layout, soaring vaulted ceilings, and rich maple cabinetry that elevate every corner of this home. The spacious foyer leads you into a bright and inviting main floor featuring engineered hardwood floors, a large front living room with expansive windows, and a generous dining space open to a well-appointed kitchen. Down the hall are two bedrooms, including a spacious primary suite with a walk-in closet and private 3-piece ensuite. The second main-floor bedroom offers excellent versatilityâ€™itâ€™s ideal as a guest space or an executive home office. (Bonus: the office furniture is negotiable!) A 4-piece bathroom completes this level. Downstairs, the fully developed basement continues to impress with 9-foot ceilings, oversized windows, and a cozy fireplace that makes the space warm and welcoming. The stylish wet bar adds the perfect touch for entertaining. Youâ€™ll find two more bedrooms, a full 4-piece bathroom, and a laundry room with a newer washer and dryer. Step outside to enjoy the low-maintenance 10x18 rear deck built with Millennium decking, aluminum railings, and a fully fenced and landscaped backyardâ€™ideal for relaxing or entertaining. Additional updates include: Newer engineered hardwood floors, New fridge (2024), New dishwasher (2022),



Newer carpet in the basement, Shingles (2019), and Driveway (2019). This home blends comfort, functionality, and a prime location across from a family-friendly park. Donâ€™t miss your opportunity to view it in personâ€”thereâ€™s so much more to love here. Average Monthly Utilities: \$390.

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2218302 |
| Price | \$559,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,369 |
| Acres | 0.14 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 447 Vista Drive Se |
| Subdivision | SE Southridge |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1B 4T1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

| | |
|-----------------|--|
| Appliances | Dishwasher, Garage Control, Stove(s), Washer/Dryer, Window |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Family Room, Garage |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Other |
| Lot Description | Back Yard, Landscaped, See |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 3 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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