

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

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, you'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, you'll find two generously sized bedrooms, a 4-piece main bathroom, and a laundry room—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, Ceiling Fan, Floorplan, Pantry, Storage, Vinyl
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Appliances	Dishwasher, Dryer, Garage Stove(s), Washer, Window C
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Heating	Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Full, Walk-Out
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Exterior

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

Date Listed	May 9th, 2025
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Days on Market	1
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Zoning	R-LD
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Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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