

\$529,900 - 175 Sundance Road Sw, Medicine Hat

MLS® #A2258041

\$529,900

4 Bedroom, 4.00 Bathroom, 1,695 sqft
Residential on 0.13 Acres

SW Southridge, Medicine Hat, Alberta

PRIME LOCATION â€“ Surrounded by a greenbelt!!!!!!

This fully developed family home is truly one of a kind, surrounded by green space on three sides â€“ in front, beside, and behind the property. With mature trees providing privacy, it feels as though youâ€™ve stepped outside the city while still enjoying all the conveniences of urban living.

From the moment you arrive, the captivating curb appeal invites you inside. The spacious entryway opens into a bright, open-concept main floor where oversized windows flood the home with natural light and showcase the serene backyard and greenbelt views. The cozy living room centers around a beautiful gas fireplace, while the chefâ€™s kitchen is a true highlight â€“ complete with an abundance of cabinetry, quartz countertops, corner pantry, stainless steel appliances (including a double oven), and stylish finishes.

Recent updates throughout the main and upper levels include fresh paint, updated flooring, modern light fixtures, and quartz counters in the bathrooms. A 2-piece bath is tucked conveniently near the garage entry, along with a large laundry/mudroom that leads to the double attached garage.

Upstairs, youâ€™ll find two spacious secondary bedrooms, a full 4-piece bathroom, and a generous primary suite featuring a walk-in closet and a spa-inspired 4-piece ensuite with a corner jetted tub for the ultimate retreat.



The fully developed basement extends the living space with another bedroom, 3-piece bathroom, and a large family/rec room – perfect for entertaining or family movie nights. One of the property’s most exceptional features is the private backyard. Recently fenced with maintenance-free vinyl, the yard offers a large landscaped space, mature trees, and a lower patio perfect for relaxing or entertaining. Additional upgrades include newer shingles, offering peace of mind for years to come.

Built in 2004

Essential Information

MLS® #	A2258041
Price	\$529,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,695
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	175 Sundance Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4W7

Amenities

Parking Spaces	4
----------------	---

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)
-------------------	---

Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Zoning	R-LD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

