

\$618,500 - 102 Sundown Road Sw, Medicine Hat

MLS® #A2253323

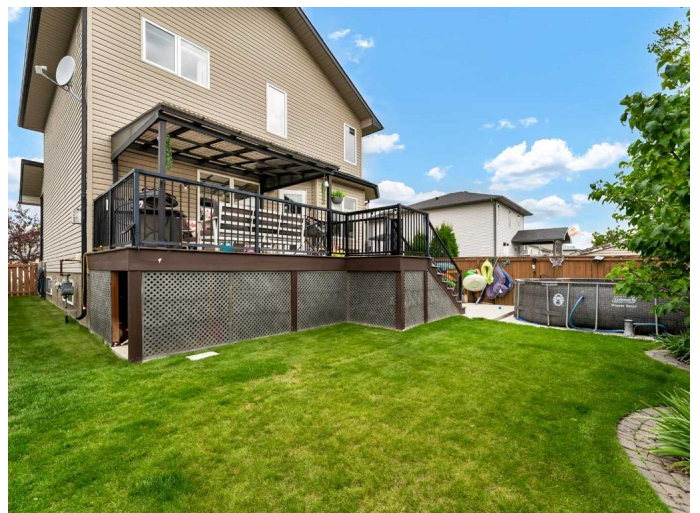
\$618,500

4 Bedroom, 4.00 Bathroom, 2,090 sqft

Residential on 0.10 Acres

SE Southridge, Medicine Hat, Alberta

Step into exceptional comfort and thoughtful design in this beautifully maintained, custom Kenco-built home featuring rich hardwood floors, 9'™ ceilings, and 3 zone heating. The open-concept main floor showcases a recently renovated kitchen with gorgeous stained maple cabinets, premium quartz countertops, modern backsplash, reverse osmosis water filtration, stainless steel appliances, and a large island—all just steps from the spacious dining area and cozy living room with a gas fireplace. Perfect for entertaining or relaxing with family. A bright main-floor office, powder room, and a convenient laundry room complete this level. Upstairs, you'll find a versatile bonus room, three generous bedrooms, and two beautifully updated bathrooms, including a primary suite featuring a huge walk-in closet and a spa-like ensuite fully remodeled in 2023. The ensuite includes a standalone tub, tiled shower, new vanity, and modern vinyl flooring. A standout feature is the laundry chute from the ensuite directly to the laundry room—one of the seller's personal favorites! The fully developed basement adds even more space and function with a fourth bedroom, another full bathroom with heated floors and a large walk-in shower, and a spacious family room perfect for movie nights in your home theatre complete with built-in speakers and a cozy three-way gas fireplace. The wet bar area features matching cabinetry and ample storage—ideal for entertaining, an in-law suite, or a private space



for a teenager or young adult. Step outside to enjoy your fully fenced and landscaped backyard, featuring underground sprinklers, a low-maintenance Trex composite deck, gas BBQ hookup, and a cement pad pre-wired for a hot tub. A custom ¾" water line is perfect for filling a pool or flooding a backyard ice rink in winter. For the energy-conscious buyer, this home comes equipped with a large solar panel system (13.12 kW, 32 panels) installed in 2023 and currently producing an average of \$200/month in energy savings. Best of all, the system will be fully paid off upon sale—giving you years of future savings. Completed by a spacious heated double attached garage, this home combines quality construction, energy efficiency, and thoughtful upgrades—all in a family-friendly layout. There's truly nothing left to do but move in and enjoy. Call your favorite agent and book your showing today!

Built in 2005

Essential Information

MLS® #	A2253323
Price	\$618,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,090
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	102 Sundown Road Sw
Subdivision	SE Southridge

City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4W8

Amenities

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

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	25
Zoning	R-LD

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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