

\$689,900 - 3609 10 Avenue Sw, Medicine Hat

MLS® #A2187391

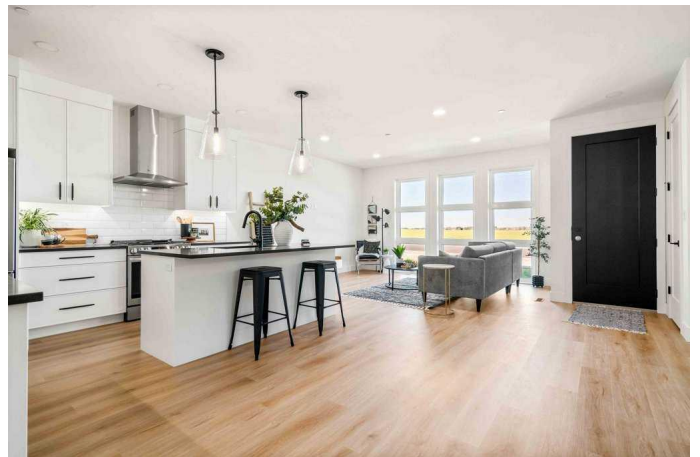
\$689,900

2 Bedroom, 2.00 Bathroom, 1,547 sqft

Residential on 0.11 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to the Avenue by Coulee Ridge! The Sedona is an exquisite floor plan, meticulously crafted by the renowned Daas Developments and exclusively designed by the Aliesha B Design Group, showcases the ultimate in contemporary elegance. Offering a seamless blend of indoor and outdoor living on a single level, boasting 1,547 square feet of meticulously designed space. The residence harmoniously integrates with the natural beauty of Coulee Ridge, creating an ambiance of unparalleled comfort and opulence. Inside, you'll discover two generously appointed bedrooms and two meticulously designed bathrooms, including a beautiful 5 piece ensuite with fully tiled walk-in shower. The open-concept layout effortlessly combines living, dining, and culinary spaces, ideal for hosting and entertaining. The kitchen features a large eat up island with stainless steel appliance including gas stove and walk-in butlers pantry, great for tucking away those larger kitchen items. A versatile home office or den provides a perfect workspace or sanctuary. The outdoor covered veranda off the dining area is complete with a charming fireplace which extends your living space year-round. Towering 9-foot ceilings enhance the feeling of spaciousness, while opulent quartz countertops grace the entire home. Expansive windows invite an abundance of natural light, showcasing the breathtaking surroundings. The generously proportioned triple garage lends itself perfectly to live a



lifestyle of convenience, sophistication and elegance. Convenience meets luxury in this fabulous property, perfectly suited for those seeking single-level living in an exquisite neighborhood without the burden of maintenance. A 4.5-foot crawl space provides ample storage for seasonal decorations and cherished collectibles, keeping your living spaces uncluttered.

Built in 2023

Essential Information

MLS® #	A2187391
Price	\$689,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,547
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3609 10 Avenue Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0T2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Outside
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Covered Courtyard
Lot Description	Back Lane, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 13th, 2025
Days on Market	97
Zoning	R-LD

Listing Details

Listing Office	RIVER STREET 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.