

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

MLS® #A2187391

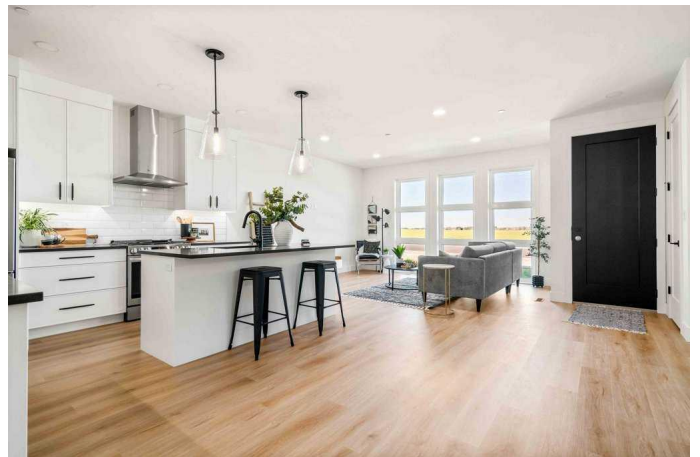
**\$689,900**

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 | 118                |
| Zoning         | R-LD               |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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