

\$450,000 - 163 Shannon Drive Se, Medicine Hat

MLS® #A2224570

\$450,000

4 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.13 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to this exceptional 4-bedroom + den, 3-bathroom family home, thoughtfully designed for comfort, functionality, and modern living. Ideally located within walking distance to parks, top-rated schools, and the Southridge YMCA, this home is perfectly situated for busy, active families. Step inside to discover a well-planned 3-level split layout that offers both openness and defined living spaces. The heart of the home features a sunken living room, filled with natural light and overlooked by the kitchen and dining areas—creating a warm, connected space that's perfect for entertaining or keeping an eye on the kids while cooking. Upstairs, you'll find three spacious bedrooms, including a private primary suite with ensuite bath, along with an additional full bathroom. The lower level includes a fourth bedroom, full bathroom, and a generous den, ideal for a home office, playroom, potential 5th bedroom, or guest quarters. Other highlights include an attached double garage, a bright and functional kitchen with ample storage, and a fully fenced yard perfect for outdoor living. With its inviting layout, sun-filled rooms, and unbeatable location, this is a home that truly checks all the boxes for comfortable family living. Book your showing today and see what makes this home the one you've been waiting for!

Built in 1994

Essential Information



MLS® #	A2224570
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,348
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	163 Shannon Drive Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4A9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Days on Market	13
Zoning	R-LD

Listing Details

Listing Office	EXP REALTY
----------------	------------

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.