

# \$459,900 - 41 Scott Green Se, Medicine Hat

MLS® #A2229502

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,751 sqft

Residential on 0.14 Acres

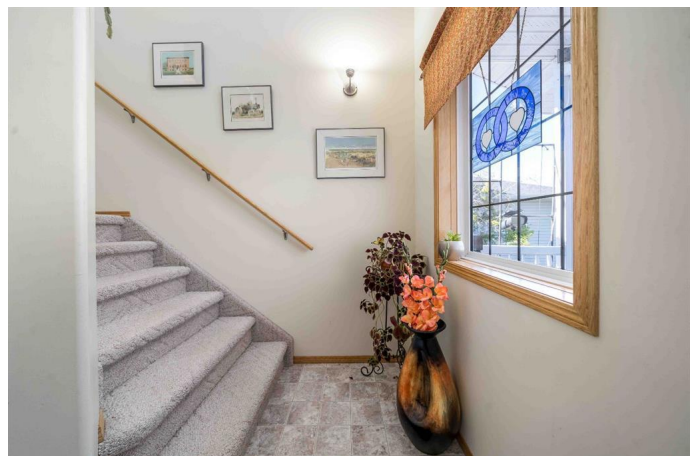
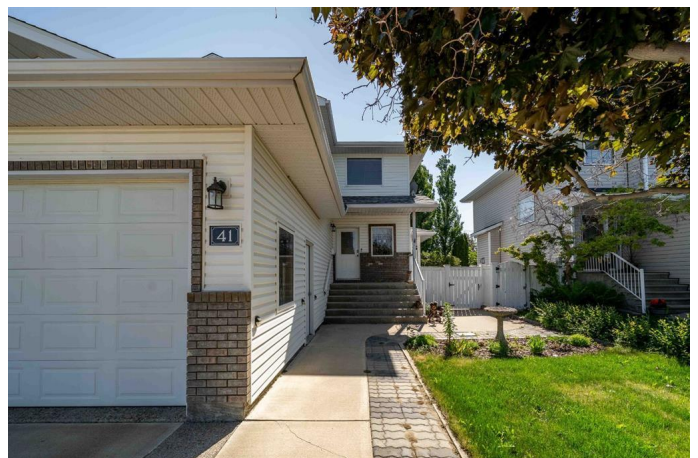
SE Southridge, Medicine Hat, Alberta

Welcome to this spacious 1,751 sq ft 2-storey home perfectly situated in the highly sought-after Southridge neighborhood—within walking distance to schools, parks, and scenic walking paths.

Located directly across from a beautiful green space, you'll enjoy extra privacy and plenty of parking. The exterior boasts RV parking, a beautifully landscaped yard, and a dedicated garden area. The covered back deck is ideal for entertaining, with no neighbors behind to disrupt your privacy.

Step inside to a welcoming foyer that opens into a bright, open-concept main floor featuring a cozy fireplace in the living area. The kitchen offers abundant cabinet space, a walk-in pantry, and a convenient island for prep and seating. You'll also find main floor laundry, complete with a laundry chute from the master bedroom walk-in closet, and a well-placed half bath nearby.

The attached garage is easily accessed from the laundry area and is large enough to accommodate both a truck and SUV, while still providing ample room for storage. Upstairs, you'll find three generously sized bedrooms. The primary suite includes a walk-in closet and a private 3-piece ensuite. A second full bathroom serves the remaining bedrooms. The home includes newer windows, upgraded insulation, and a well-maintained furnace and hot water tank, offering peace of mind. The finished basement features a versatile family room, perfect for a playroom, movie nights, or



additional living space. There's also a large storage area that's roughed-in for a future bathroom. Don't miss the opportunity to make this well-cared-for family home your own—a perfect blend of comfort, functionality, and location!

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229502    |
| Price          | \$459,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,751       |
| Acres          | 0.14        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 41 Scott Green Se |
| Subdivision | SE Southridge     |
| City        | Medicine Hat      |
| County      | Medicine Hat      |
| Province    | Alberta           |
| Postal Code | T1B4M5            |

**Amenities**

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

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Laminate Counters, No Smoking Home, Pantry |
|-------------------|---------------------------------------------------------------|

|                 |                                                                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Disposal |
| Heating         | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                         |
| Cooling         | Central Air                                                                                                                                                                                   |
| Fireplace       | Yes                                                                                                                                                                                           |
| # of Fireplaces | 1                                                                                                                                                                                             |
| Fireplaces      | Gas, Living Room                                                                                                                                                                              |
| Has Basement    | Yes                                                                                                                                                                                           |
| Basement        | Finished, Full                                                                                                                                                                                |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | BBQ gas line, Garden  |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Brick, Vinyl Siding   |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | R-LD            |

## Listing Details

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

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