

# \$359,900 - 44 Smithson Street Se, Medicine Hat

MLS® #A2215876

**\$359,900**

4 Bedroom, 3.00 Bathroom, 1,070 sqft

Residential on 0.13 Acres

SE Southridge, Medicine Hat, Alberta

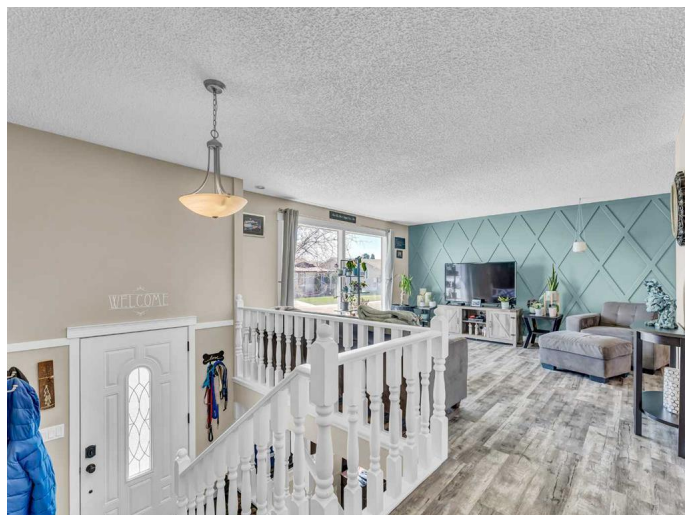
Welcome to 44 Smithson Street SE. This beautiful bi-level is in an amazing location, close to parks, schools, walking paths and has so much to offer with lots of updates. This well maintained home features 4 bedrooms and 3 bathrooms. This wonderful home is bright and spacious with lots of natural light. The main floor features a spacious living room, dining room with access to the deck, and great kitchen with window over looking the backyard.

The main floor also features the primary bedroom with double closets, built in vanity, 2 pc ensuite, a second bedroom, 4 piece bathroom and the laundry room is also conveniently located on the main level. The basement boasts a large family room, wet bar, 2 additional bedrooms, and a 3 piece bathroom. You will be sure to enjoy the large fully fenced backyard with family and friends. Call today for your viewing.

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215876  |
| Price          | \$359,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,070     |
| Acres          | 0.13      |



|            |             |
|------------|-------------|
| Year Built | 1981        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 44 Smithson Street Se |
| Subdivision | SE Southridge         |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1B 3G6               |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 2                |
| Zoning         | R-LD             |

**Listing Details**

Listing Office                    RE/MAX MEDALTA REAL ESTATE

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