

\$399,900 - 30 Sage Close Se, Medicine Hat

MLS® #A2213711

\$399,900

4 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

Located in a family-friendly neighborhood near schools, walking paths, St. Patrick's Park, and all the everyday conveniences, this spacious bi-level is the perfect blend of comfort and functionality.

Upstairs, you'll find an open-concept kitchen, dining, and living area featuring vaulted ceilings and newer vinyl plank flooring. The kitchen comes with a \$3,500 appliance credit, giving you the opportunity to choose your brand-new appliances to suit your style. There is a 4 pc bathroom on this floor along with two bedrooms, including a primary suite with a private 3-piece ensuite.

The basement level offers a cozy second living room complete with a gas fireplace and built-in mantle—ideal for relaxing evenings or family movie nights. Two additional bedrooms, a full 3-piece bathroom, and a generous laundry room with a sink, ample counter space, and extra storage complete the space.

Step outside to enjoy a great-sized 11' x 15' covered deck with a convenient BBQ gas line—perfect for summer entertaining. Under the deck, you'll find lots of storage space for all your seasonal gear or perhaps a place for the kids to play out of the sun. The 6,004 sq ft landscaped lot also features a 24' x 24' double detached garage and a gravel area with space to build a shed or potential RV parking.

Built in 1997



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213711 |
| Price | \$399,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,082 |
| Acres | 0.14 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 30 Sage Close Se |
| Subdivision | SE Southridge |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1B 4H7 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Off Street |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater, Humidifier, See Remarks |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Basement |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Rain Gutters, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 5 |
| Zoning | LD-R |

Listing Details

| | |
|----------------|------------------|
| Listing Office | 2 PERCENT 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.