

\$425,000 - 448 Sierra Boulevard Sw, Medicine Hat

MLS® #A2214297

\$425,000

3 Bedroom, 3.00 Bathroom, 1,238 sqft
Residential on 0.09 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to 448 Sierra Boulevard – a beautifully maintained home that truly shows 10/10. From the moment you arrive, you'll notice the pride of ownership throughout this home. This property is ideally located in SW Southridge, close to schools, shopping, parks, and all the everyday amenities you need. Inside and out, this home has been tastefully updated and is absolutely move-in ready. Renovations from 2018 to present include a fully developed basement, stunning quartz countertops throughout the kitchen and bathrooms, updated main flooring, modern tile in the bathrooms, newer kitchen cabinet doors and drawers, and updated appliance—including washer and dryer. Additional updates include a newer hot water tank, shingles, siding, decking (with stairs), a 10x20 cement pad, and the garage has been insulated and boarded. Underground sprinklers add even more convenience to the low-maintenance yard. Featuring 3 bedrooms and a unique split two-story layout, this home is the perfect fit for a first-time home buyer or a small family looking for comfort, style, and location. The main floor is home to a spacious living room and open concept kitchen/dining area. The upstairs is split into two separate levels, with the first level having a large bedroom with walk-in closet that could be utilized as a glorified office if the bedroom isn't needed. The top level features the master bedroom with walk-in closet and 3 piece en suite, as well as a 3rd bedroom and full bath.



Washer and dryer also on top level for convenience! This home is show-ready, check out the virtual tour and book your showing today!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214297 |
| Price | \$425,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,238 |
| Acres | 0.09 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 448 Sierra Boulevard Sw |
| Subdivision | SW Southridge |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1B4W5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, Pantry, Quartz Counters |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |

| | |
|--------------|----------------|
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 8 |
| Zoning | R-LD |

Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.