

# \$529,000 - 447 Vista Drive Se, Medicine Hat

MLS® #A2218302

**\$529,000**

4 Bedroom, 3.00 Bathroom, 1,369 sqft  
Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

This exceptional Southridge bi-level is situated across from Megan Wahl Park and offers over 2,600 sq. ft. of thoughtfully designed living space. From the moment you step inside, youâ€™ll love the open-concept layout, soaring vaulted ceilings, and rich maple cabinetry that elevate every corner of this home. The spacious foyer leads you into a bright and inviting main floor featuring engineered hardwood floors, a large front living room with expansive windows, and a generous dining space open to a well-appointed kitchen. Down the hall are two bedrooms, including a spacious primary suite with a walk-in closet and private 3-piece ensuite. The second main-floor bedroom offers excellent versatilityâ€™itâ€™s ideal as a guest space or an executive home office. (Bonus: the office furniture is negotiable!) A 4-piece bathroom completes this level. Downstairs, the fully developed basement continues to impress with 9-foot ceilings, oversized windows, and a cozy fireplace that makes the space warm and welcoming. The stylish wet bar adds the perfect touch for entertaining. Youâ€™ll find two more bedrooms, a full 4-piece bathroom, and a laundry room with a newer washer and dryer. Step outside to enjoy the low-maintenance 10x18 rear deck built with Millennium decking, aluminum railings, and a fully fenced and landscaped backyardâ€™ideal for relaxing or entertaining. Additional updates include: Newer engineered hardwood floors, New fridge (2024), New dishwasher (2022),



Newer carpet in the basement, Shingles (2019), and Driveway (2019). This home blends comfort, functionality, and a prime location across from a family-friendly park. Donâ€™t miss your opportunity to view it in personâ€”thereâ€™s so much more to love here. Average Monthly Utilities: \$390.

Built in 2003

**Essential Information**

MLS® #	A2218302
Price	\$529,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,369
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	447 Vista Drive Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4T1

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	See Remarks
-------------------	-------------

Appliances	Dishwasher, Garage Control, Stove(s), Washer/Dryer, Window
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Garage
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, See
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	12
Zoning	R-LD

**Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
----------------	----------------------------

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.

