

\$649,900 - 17 Sundance Road Sw, Medicine Hat

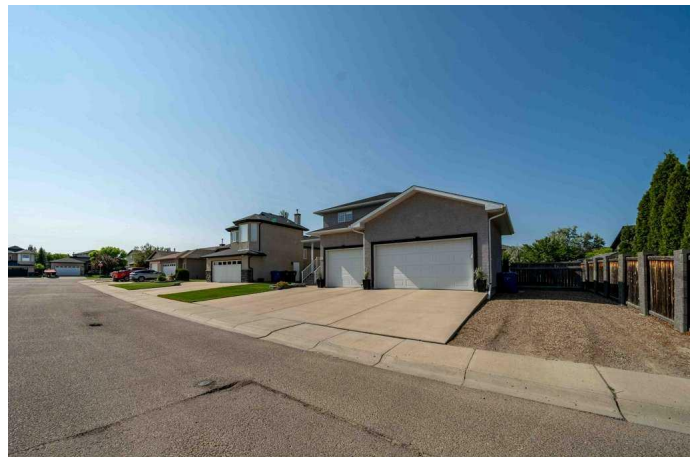
MLS® #A2228313

\$649,900

5 Bedroom, 4.00 Bathroom, 2,200 sqft
Residential on 0.26 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to 17 Sundance Road SW â€” A Stunning, Family-Friendly Oasis with Space, Style, and Smart Living! Nestled in a quiet, well-established neighborhood, this beautifully maintained 2-storey home offers the perfect blend of comfort, convenience, and modern functionality. With 5 bedrooms total â€” including 4 generous bedrooms upstairs â€” this home is ideal for growing families or those seeking room to breathe. The main floor features a bright and open-concept kitchen, dining, and living area, flooded with natural light from large windows. The kitchen boasts a huge island, perfect for family gatherings or entertaining guests. A dedicated home office and main floor laundry with cabinets & brand new laundry pair in 2025, add daily convenience. Downstairs, you'll find a spacious family room with a cozy fireplace, an additional bedroom, and a full 4-piece bathroom â€” ideal for guests or teens needing their own space. Step outside into the fully fenced and landscaped backyard, a true outdoor paradise! Enjoy evenings on the covered rear deck, relax on the concrete patio, or entertain on the concrete pad designed with a built-in hole for a badminton or volleyball net. Kids will love the in-ground trampoline, and there's even 220 wiring ready for a hot tub. The gas line BBQ hookup, RV parking, and ample driveway space make this a rare find for car enthusiasts and entertainers alike. Additional features include: Triple attached, heated garage with electric vehicle charging.



New shingles (2018) and professional-grade water heater (2020). 5kW Solar Panel System for energy efficiency (average monthly utilities just \$368.83). Stucco exterior with fantastic curb appeal. 4 bathrooms total (including ensuite and 2-piece on main). Close proximity to schools, Saamis Rotary Water Park, walking paths, and shopping. This home is a standout in every way – functional, energy-conscious, beautifully updated, and move-in ready. Don't miss your chance to own this exceptional property!!

Built in 2006

Essential Information

MLS® #	A2228313
Price	\$649,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.26
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	17 Sundance Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4V5

Amenities

Parking Spaces	7
----------------	---

Parking	Concrete Driveway, Garage Door Opener, Heated Garage, RV Access/Parking, In Garage Electric Vehicle Charging Station(s), Triple Garage Attached
---------	-------------------------------------------------------------------------------------------------------------------------------------------------

# of Garages	3
--------------	---

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
-------------------	-------------------------------------------------------------------------------------

Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
------------	-----------------------------------------------------------------------------------------------------------------------------------------------------

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Family Room, Gas
------------	------------------

Has Basement	Yes
--------------	-----

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	BBQ gas line
-------------------	--------------

Lot Description	Back Lane, Landscaped, Treed, Underground Sprinklers
-----------------	------------------------------------------------------

Roof	Asphalt Shingle
------	-----------------

Construction	Stucco
--------------	--------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	June 6th, 2025
-------------	----------------

Days on Market	21
----------------	----

Zoning	R-LD
--------	------

Listing Details

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

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.