

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

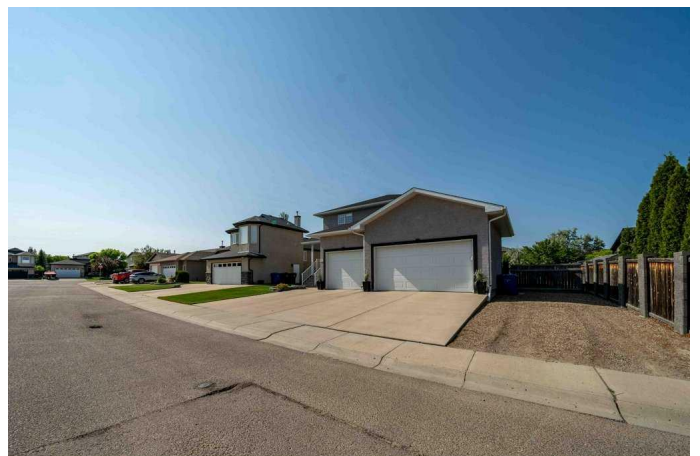
MLS® #A2228313

## \$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,



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
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Parking	Concrete Driveway, Garage Door Opener, Heated Garage, RV Access/Parking, In Garage Electric Vehicle Charging Station(s), Triple Garage Attached
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# of Garages	3
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### Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Family Room, Gas
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Has Basement	Yes
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Basement	Finished, Full
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### Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Lane, Landscaped, Treed, Underground Sprinklers
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Roof	Asphalt Shingle
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Construction	Stucco
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Foundation	Poured Concrete
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### Additional Information

Date Listed	June 6th, 2025
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Days on Market	23
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Zoning	R-LD
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### Listing Details

Listing Office	RIVER STREET REAL ESTATE
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