

# \$1,100,000 - 4933 Southlands Drive Se, Medicine Hat

MLS® #A2235723

**\$1,100,000**

0 Bedroom, 0.00 Bathroom, 5,648 sqft

Multi-Family on 0.20 Acres

SE Southridge, Medicine Hat, Alberta

Rare opportunity to own a high-end 4 plex in the very family-friendly Southlands neighbourhood! Each of the four units features tasteful design elements including granite countertops, rich oak cabinets, stainless steel appliances, tile flooring, and an open kitchen with an island and pantry. Each unit includes 3 bedrooms and 1.5 bathrooms, with all bedrooms and laundry located upstairs for added convenience. The primary suite includes a walk-in closet. The exterior has beautiful curb appeal and the corner lot adds potential for extra parking space on top of the concrete parking pad in the back. Each unit enjoys its own private concrete patio, surrounded by white vinyl privacy fencing, perfect for outdoor seating or extra storage. This property offers easy access to schools, shopping, walking trails, and bike paths, making it a great fit for people with a variety of lifestyles. Whether you're looking to grow your investment portfolio or secure a reliable income property, this 4-plex combines solid construction with a prime, convenient location.

Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235723    |
| Price          | \$1,100,000 |
| Bathrooms      | 0.00        |
| Square Footage | 5,648       |



|            |                        |
|------------|------------------------|
| Acres      | 0.20                   |
| Year Built | 2012                   |
| Type       | Multi-Family           |
| Sub-Type   | 4 plex                 |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 4933 Southlands Drive Se |
| Subdivision | SE Southridge            |
| City        | Medicine Hat             |
| County      | Medicine Hat             |
| Province    | Alberta                  |
| Postal Code | T1B 0C1                  |

### **Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 6                                                        |
| Parking        | Off Street, Parking Pad, Alley Access, Concrete Driveway |

### **Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Pantry, Tankless Hot Water |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer             |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | Central Air                                                  |
| # of Stories      | 2                                                            |
| Basement          | None                                                         |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Lane, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Brick, Stucco, Vinyl Siding       |
| Foundation        | Slab                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 32             |
| Zoning         | R-MD           |

### **Listing Details**

Listing Office

RIVER STREET REAL ESTATE

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