

# \$459,900 - 203, 401 Southlands Boulevard Se, Medicine Hat

MLS® #A2249696

**\$459,900**

2 Bedroom, 2.00 Bathroom, 1,188 sqft  
Residential on 0.00 Acres

Southland, Medicine Hat, Alberta

Welcome to #203, 401 Southlands Blvd SE, where adult living meets modern comfort in this beautifully designed two-bedroom condo. Built in 2022, this home showcases thoughtful upgrades throughout, including quartz countertops, soft-close kitchen drawers, a high-end appliance package, central air conditioning, water softener, central vac, and even a garage floor drain with hoist. The main floor offers an inviting open layout with a private rear deck featuring a stylish privacy screen. The bright, undeveloped basement provides an excellent opportunity for future expansion to suit your needs. Conveniently located in the vibrant and trendy Southlands neighborhood, youâ€™ll enjoy quick access to schools, shopping, and scenic walking paths. A truly turn-key home that blends style, functionality, and low-maintenance living!

Built in 2022

## Essential Information

MLS® #	A2249696
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.00



Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	203, 401 Southlands Boulevard Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0T1

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave, Microwave Hood Fan, Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 18th, 2025
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Days on Market	1
Zoning	R-MD

## **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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