

# \$335,000 - 32 Cocks Way Se, Medicine Hat

MLS® #A2260921

**\$335,000**

4 Bedroom, 2.00 Bathroom, 906 sqft

Residential on 0.15 Acres

Southview-Park Meadows, Medicine Hat, Alberta

This Southview bi-level offers exactly what you need – solid updates, RV Parking, great outdoor space with UG Sprinklers, and room to make it your own. Key updates include High efficiency furnace, Central air, Extra Attic Insulation, renovated bathroom and beautiful kitchen. With 4 bedrooms and 2 full bathrooms, it’s a welcoming home that has a great use of space. The main floor features a spacious living room that flows into a clean, modernized kitchen with quartz countertops, stainless steel appliances, a gas stove with vented hood, built-in microwave, LG dishwasher, and a wine cooler – a perfect setup for cooking or entertaining. Down the hall, you’ll find two comfortable bedrooms and a refreshed full bathroom with updated tile and vanity. From the kitchen, step out to the back deck finished with metal railings – ideal for enjoying the sunshine or weekend barbecues while overlooking the sodded yard with underground sprinklers (Front yard had sod and UG Sprinklers installed in a recent year as well). The lower level is built for good times – a cozy family room with a character-filled bar area complete with a faux-brick backdrop, diamond plate countertop, and its own bar fridge. Whether it’s movie nights, game days, or casual get-togethers, this space makes entertaining effortless. Two additional bedrooms, a full bathroom, and a laundry area with built-in cabinetry and excellent LG Washer and Dryer



complete the lower level. Outside, youâ€™ll find even more to appreciate â€“ a brand-new shingles, low maintenance aluminum siding & stocco, fire pit area, garden shed, and multiple parking options including a large paved pad and RV/boat space. Located in Medicine Hatâ€™s established Southview neighborhood, youâ€™re close to parks, schools, shopping, and walking paths â€“ everything you need, right where you want to be. A home made for everyday comfort and easy entertaining â€“ contact your real estate agent today to book a private showing.

Built in 1977

### Essential Information

MLS® #	A2260921
Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	906
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	32 Cocks Way Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1R7

### Amenities

Parking Spaces	2
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Parking	Concrete Driveway, On Street, RV Access/Parking
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### **Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, ENERGY STAR Qualified Dishwasher
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 6th, 2025
Days on Market	1
Zoning	R-LD

### **Listing Details**

Listing Office	2 PERCENT REALTY
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