

\$749,900 - 46 Sterling Link Se, Medicine Hat

MLS® #A2269429

\$749,900

4 Bedroom, 4.00 Bathroom, 2,130 sqft

Residential on 0.12 Acres

SE Southridge, Medicine Hat, Alberta

Perfectly positioned in a great neighbourhood, 46 Sterling Link combines refined design with the warmth of a true family home. From the moment you arrive, the curb appeal stands out with stone accents, a triple attached heated garage, and a spacious driveway. Inside, youâ€™re greeted by a bright, open-concept layout that balances everyday comfort with thoughtful design. The entry leads into a custom maple kitchen featuring granite countertops, a large island with bar seating, stainless steel appliances, and a walk-through pantry that connects to a practical mudroom with built-in lockers and main floor laundry. The dining and living areas are filled with natural light from large windows overlooking the professionally landscaped yard, complete with a tiered deck, hot tub, and both covered and open areas to relax or entertain. Upstairs, an open staircase leads to a generous bonus room â€“ the perfect spot for family movie nights or a cozy retreat. Double French doors open to a beautiful primary suite with a private balcony overlooking a green space, a large walk-in closet with built-in vanity, and a luxurious 5 pc ensuite. Two additional spacious bedrooms and a full bath complete the upper level. The fully finished basement adds even more living space, with a rec room, wet bar with dishwasher and bar fridge, a fourth bedroom, a full bathroom and plenty of storage space. This homeâ€™s details make it truly stand out: high-end finishes, dual-zone heating, built-in features that add both function



and beauty. Located close to parks, schools, walking paths, and shopping, this home offers an exceptional lifestyle in a family-friendly community.

Built in 2013

Essential Information

MLS® #	A2269429
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,130
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Sterling Link Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4N2

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
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Appliances	Dishwasher, Garage Contr Refrigerator, Stove(s), Windo
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Back Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Fr
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	6
Zoning	R-LD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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