

# \$425,000 - 46 Cooper Road Se, Medicine Hat

MLS® #A2215684

## \$425,000

5 Bedroom, 3.00 Bathroom, 1,394 sqft

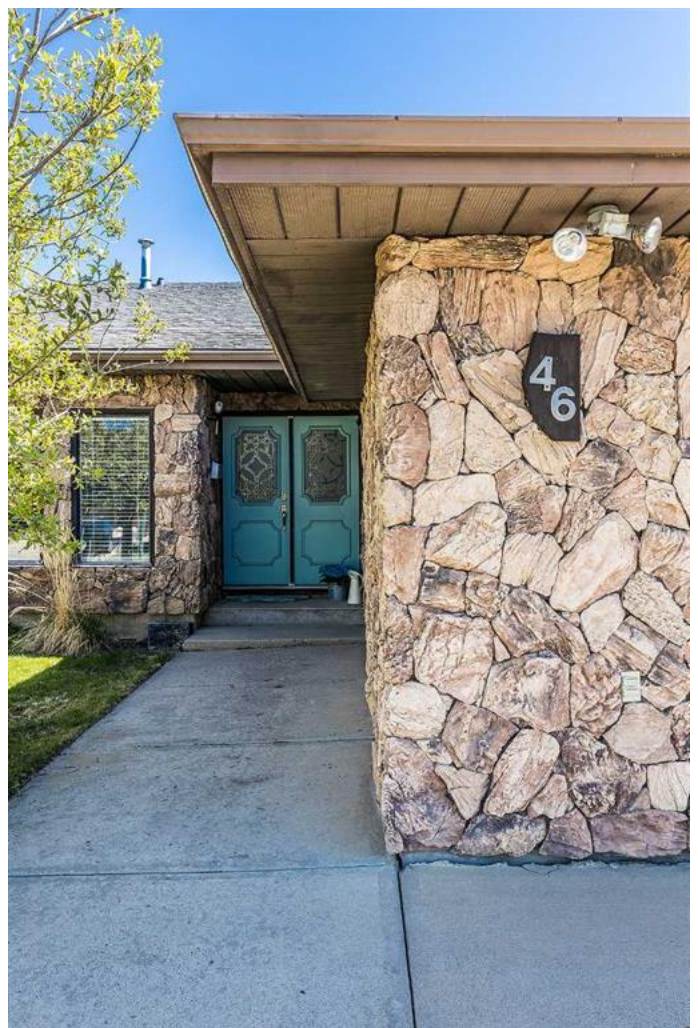
Residential on 0.18 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Lovely 5 Bedroom, 3 bath 4 level split, with an attached double garage in Southview area. The kitchen features has a new dishwasher and stove, maple cabinets and an adjacent dining area with double doors out to a side patio. The sunken living room and formal dining room has an open concept. Vaulted ceilings throughout the main floor with gorgeous beams adding character. The second level is host to a master bedroom, with a 3 piece bath and double closets. There are two additional bedroom and a four piece main bath with newer tub surround and updated vanity. Nice cozy family room on the 3rd level has a wood burning fireplace with gas assist, an additional bedroom and 3 piece bath/ laundry room combo. An entrance out to the back yard off the family room is a plus. The fifth bedroom and a furnace/storage room complete the 4th level. The double attached garage is heated for those cool winter nights. The fully fenced back yard has a nice patio area as well as a large grassy area, with plenty of room for the kids or the furry pets. Shingles were updated in 2020 and a/c 2014. Some newer windows in 2008. This spacious home is in a great area, close to schools and shopping. Text or call today for your showing on this great property.

Built in 1979

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2215684      |
| Price          | \$425,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,394         |
| Acres          | 0.18          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 46 Cooper Road Se      |
| Subdivision | Southview-Park Meadows |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1B1K6                 |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Central Vacuum, Laminate Counters, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)                       |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas, Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                                |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Stone, Stucco                                       |
| Foundation        | Poured Concrete   |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 2                |
| Zoning         | R-LD             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY |
|----------------|------------------------|

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