

\$269,000 - 308, 165 South Ridge Drive Se, Medicine Hat

MLS® #A2252202

\$269,000

2 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.05 Acres

SE Southridge, Medicine Hat, Alberta

PRICE REDUCED! Sellers are transitioning to a retirement community and are motivated to sell! This well-loved home has been well cared for and is move-in ready for the next owners.

This spacious 1,442 sq. ft. corner-unit two-storey condo shows true pride of ownership and offers a smart layout in a fantastic location close to all the amenities the south side of Medicine Hat has to offer. The main floor features a bright living room with big windows and a cozy gas fireplace, plus a large modernized kitchen with a spacious island with seating, dining area, corner pantry, and complemented by a newer appliance package. Convenient main-floor laundry and a 2-piece bath add to the functionality of this layout.

Upstairs you'll find two generous bedrooms, each with walk-in closets; the primary bedroom also includes a private 3-piece ensuite bathroom. 4 piece bath can also be found on top floor. The fully finished basement provides a large family room with endless possibilities for entertaining, fitness, or relaxation. There is also roughed-in plumbing for a future bathroom in the basement if so desired. Outside, enjoy a cute fenced yard with patio space, perfect for summer evenings. The home comes with an attached single garage, an additional outdoor parking stall, and is located just steps from guest parking. Mechanical updates include a newer hot water tank, along with recently serviced furnace and central A/C for peace of mind. With nearby access to Medicine Hat College, the golf



course, walking trails, shopping, and more, this condo is an ideal fit for first-time buyers, students, small families, or anyone seeking a low-maintenance lifestyle in a great location.

Built in 1995

Essential Information

MLS® #	A2252202
Price	\$269,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.05
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	308, 165 South Ridge Drive Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4H6

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	45
Zoning	R-MD

Listing Details

Listing Office	EXP REALTY
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