

# \$404,900 - 52 Cypress Way Se, Medicine Hat

MLS® #A2230670

**\$404,900**

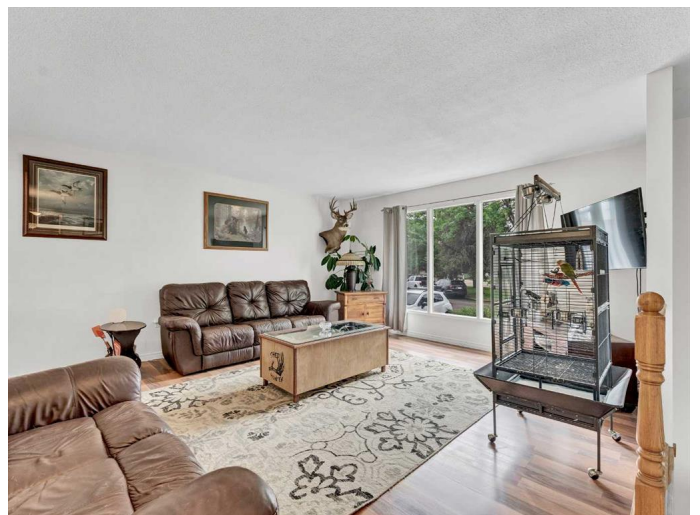
5 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.14 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Want to go for a swim? This move-in-ready Bi-Level has an OUTDOOR POOL ! Picture yourself after a hot summer day retreating to the cool water of your very own private swimming pool. Or, if you just want to soak a bit , you can have a nice sit in the HOT TUB. Located on a quiet Cul-de-sac close to everything ( schools, shopping, restaurants , professional services ) This 5 bedroom / 2 bathroom home has had many updates on the inside as well . The kitchen has been re-done , the downstairs bathroom has been completely renovated , the upstairs bathroom has been updated too! . Great layout ; There are 3 bedrooms up. The main floor kitchen / dining / living area flows together nicely , and leads out to shady covered deck overlooking a beautiful backyard with 2 sheds, a lower patio area , and an abundance of fruit trees and plants. ( Plum , Cherry , Grapes , and 2 varieties of Raspberries ! ) The lower level has 2 additional bedrooms, a spacious family room , the combined utility / laundry room, and the second bathroom. The furnace and A/C were new in 2021, new washer and dryer in 2024 , new water heater in 2025. This large lot is also host to a detached double garage as well as a double front driveway. A very nice home in a great location with a great yard at a great price. Have a look then make this your next home !

Built in 1973



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230670    |
| Price          | \$404,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,081       |
| Acres          | 0.14        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 52 Cypress Way Se      |
| Subdivision | Southview-Park Meadows |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1B1G7                 |

## Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                |
| Parking        | Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2                                                                                |

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Ceiling Fan(s)          |
| Appliances        | Other                   |
| Heating           | Forced Air, Natural Gas |
| Cooling           | Central Air             |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard, Irregular Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | R-LD            |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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