

# \$619,900 - 13 Sunset Crescent Sw, Medicine Hat

MLS® #A2242917

**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,896 sqft  
Residential on 0.13 Acres

SW Southridge, Medicine Hat, Alberta

Located in the desirable family neighbourhood of SW Southridge, close to parks, walking paths, and schools, 13 Sunset Crescent SW is a fully developed 2-storey home offering 1,896 sq ft above grade plus an additional 758 sq ft in the finished basement. This move-in-ready property combines functionality, comfort, and extensive updates, making it ideal for today's family. The main floor features an open-concept layout with a beautifully renovated kitchen (2022), stainless steel appliances (all replaced within the past 5 years), and a cozy living room enhanced by a refaced stone fireplace (2022 by TBC). Upstairs, you'll find 3 bedrooms, including a spacious primary suite with a gorgeous new ensuite (2025), as well as a versatile bonus family room perfect for relaxing or working from home. The basement offers a fourth bedroom and a dedicated theatre room complete with projector and surround sound system. Outside, the home is fully landscaped with excellent curb appeal and impressive parking capacity. Enjoy the convenience of a 24x26 heated attached garage and an extended concrete driveway that leads to a detached 18x22 heated garage featuring 11' ceilings, 100-amp service, 220V for a welder, built-in workbench, shelving, and speaker wiring. Additional upgrades include shingles and hot water tank (2021). This home is the perfect blend of thoughtful updates, indoor comfort, and outdoor functionality – ready for the next family to move in and enjoy.



Built in 2004

## Essential Information

MLS® #	A2242917
Price	\$619,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,896
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	13 Sunset Crescent Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4T6

## Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Double Garage Detached, Garage Faces Front, Heated Garage, Off Street, RV Access/Parking
# of Garages	4

## Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Wine Refrigerator, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces 1  
Fireplaces Gas, Living Room, Stone  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Lane, Landscaped, Unc  
Roof Asphalt Shingle  
Construction Brick, Concrete, Vinyl Siding,  
Foundation Poured Concrete

### Additional Information

Date Listed July 24th, 2025  
Days on Market 9  
Zoning R-LD

### Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY



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