

# \$490,000 - 47 Sterling Link Se, Medicine Hat

MLS® #A2254402

**\$490,000**

4 Bedroom, 4.00 Bathroom, 1,532 sqft  
Residential on 0.09 Acres

SE Southridge, Medicine Hat, Alberta

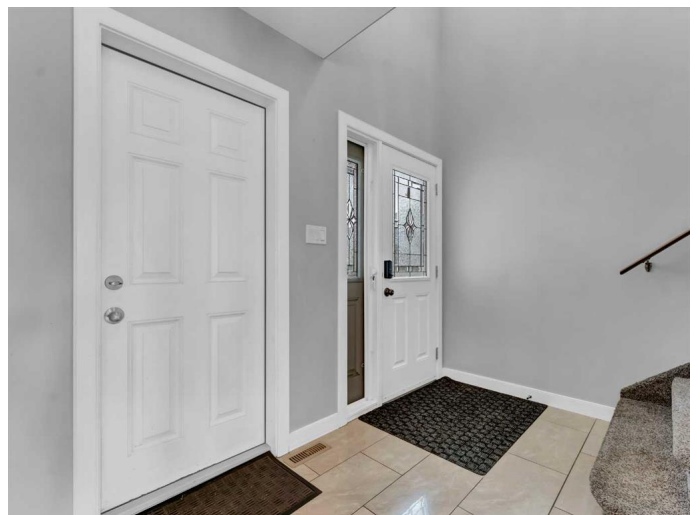
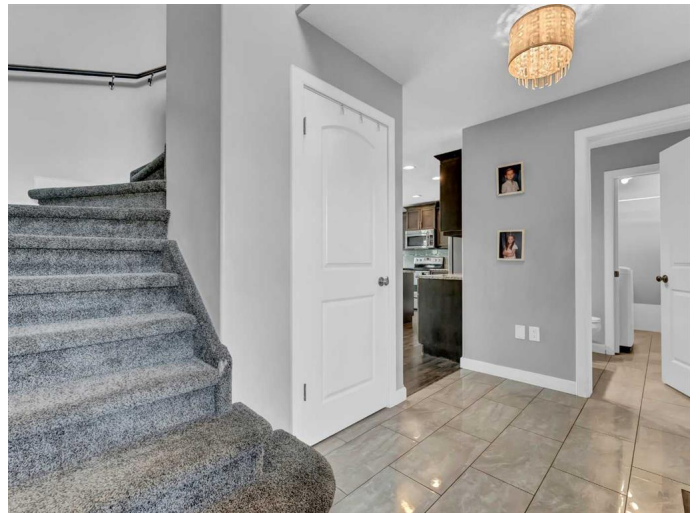
Situated in one of the city's most desirable neighbourhoods, this custom-built Winport home offers the perfect balance of comfort, style, and location. With walking paths and scenic trails just steps away, the area is ideal for those who enjoy an active lifestyle and family-friendly surroundings.

The welcoming entry sets the tone for a thoughtfully designed floor plan. An open-concept main level provides a bright and airy space with large windows that fill the kitchen, dining, and living areas with natural light. A gas fireplace and built-in niche add warmth and character to the living room, while the kitchen is complemented by ample cabinetry and functional design. A convenient two-piece bath and laundry area with shelving and counter space complete the main floor.

Upstairs, the home features spacious bedrooms with well-appointed closets, plus a 4-piece bathroom positioned for easy access. The primary suite includes a generous walk-in closet along with a private ensuite offering both a soaker tub and a separate shower.

The fully developed basement expands the living space with a comfortable family room, a fourth bedroom, and another full bathroom.

Outside, the property is fully finished with fencing, concrete work, and professional landscaping. The heated double attached



garage, with a dog kennel, provides added convenience.

This home is move-in ready and located in a community where homes rarely come availableâ€”an excellent opportunity for families seeking space and location.

Built in 2013

### **Essential Information**

MLS® #	A2254402
Price	\$490,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,532
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	47 Sterling Link Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4N2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 8th, 2025
Days on Market	25
Zoning	R-LD

## Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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