

# \$468,900 - 306 Seven Persons Drive Sw, Medicine Hat

MLS® #A2253812

**\$468,900**

4 Bedroom, 3.00 Bathroom, 1,158 sqft

Residential on 0.20 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to 306 Seven Persons Drive SW, a beautifully updated bi-level in one of Medicine Hat's most desirable neighborhoods. Backing onto open prairie with no neighbors behind, this home offers both style and serenity. Step inside to an open concept main floor with luxury vinyl plank throughout. The bright living room seamlessly flows into the dining area, where patio doors lead to a brand-new, oversized deck—ideal for morning coffee or summer BBQs. The landscaped backyard is a true retreat, fully fenced with a cedar fence with underground sprinklers and plenty of room to relax or play. The thoughtfully designed kitchen features modern cabinetry with soft-close drawers, hidden pull-outs, induction cooktop, wall oven and microwave, corner pantry, and a large island that anchors the space. The primary suite is warm and inviting, complete with a walk-in closet (with built-ins) and private 2-piece ensuite. A second spacious bedroom and a stunning 4-piece bathroom with heated floors complete the main level. Downstairs, the family room continues with durable plank flooring and offers plenty of space to gather. Two more bedrooms, a 3-piece bathroom, laundry room, and direct access to the attached single garage round out the lower level. Notable updates include: Class 4 hurricane shingles, New windows (2021), Furnace, A/C, and hot water tank (2022). This move-in-ready property combines a functional layout with stylish updates in an unbeatable



location. A true must-see! Average Utilities are \$385/month.

Built in 1978

### Essential Information

MLS® #	A2253812
Price	\$468,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,158
Acres	0.20
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	306 Seven Persons Drive Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2B3

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garburator, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	September 5th, 2025
Days on Market	18
Zoning	R-LD

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.