

\$689,900 - 3617 10 Avenue Sw, Medicine Hat

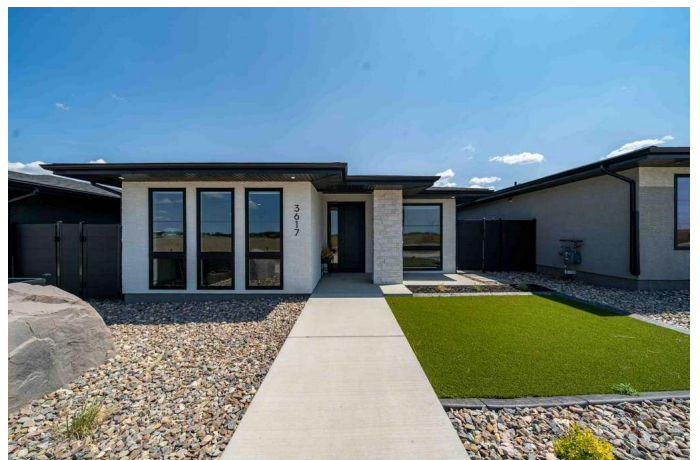
MLS® #A2228769

\$689,900

2 Bedroom, 2.00 Bathroom, 1,596 sqft
Residential on 0.11 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to the 3617 10th Ave SW - Avenue by Coulee Ridge! The Marigold is an open floor plan, meticulously crafted by the renowned Daas Developments and exclusively designed by the Aliesha B Design Group, showcases the ultimate in contemporary elegance. These lock & leave properties offer a seamless blend of indoor and outdoor living on a single level, boasting 1,596 square feet of exquisite space. The residence harmoniously integrates the natural beauty of Coulee Ridge, creating an ambiance of unparalleled comfort and opulence. Inside, you'll discover two generously appointed bedrooms and two meticulously designed bathrooms, including a beautiful 5 piece ensuite with fully tiled double walk-in shower and soaker tub. The open-concept layout effortlessly combines living, dining, and culinary spaces, ideal for hosting and entertaining. The kitchen features a large eat up island with stainless steel appliance including gas stove, built-in dishwasher & below counter microwave. A versatile home office or den provides a perfect workspace or sanctuary. The outdoor covered veranda off the dining area is complete with a charming fireplace which extends your living space year-round. Towering 9-foot ceilings enhance the feeling of spaciousness, while opulent quartz countertops grace the entire home. The floor to ceiling windows invite an abundance of natural light, showcasing the breathtaking surroundings. The generously proportioned triple garage is heated and



sleeky finished with epoxy floors. Convenience meets luxury in this fabulous property, perfectly suited for those seeking single-level living in an exquisite neighborhood without the burden of maintenance. Complete with HE furnace, H2O on demand and a Life Breath System to improve indoor air quality by expelling dust & allergens. A 4.5-foot crawl space provides ample storage for seasonal decorations and cherished collectibles, keeping your living spaces uncluttered.

Built in 2024

Essential Information

MLS® #	A2228769
Price	\$689,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,596
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3617 10 Avenue Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0T2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Attached

of Garages 3

Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating High Efficiency, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Outside

Has Basement Yes

Basement Crawl Space, See Remarks

Exterior

Exterior Features Covered Courtyard

Lot Description Back Lane, Low Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2025

Days on Market 56

Zoning R-LD

Listing Details

Listing Office RIVER STREET 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.