

# \$519,000 - 23 Vista Avenue Se, Medicine Hat

MLS® #A2252382

**\$519,000**

5 Bedroom, 4.00 Bathroom, 1,569 sqft  
Residential on 0.12 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to 23 Vista Avenue SE â€” a home that truly has it all. From the moment you arrive, youâ€™ll notice the easy-care front yard, setting the stage for a property that blends comfort and convenience. Step inside and youâ€™re greeted by a bright, open main floor designed for everyday living. The cozy gas fireplace anchors the living room, while the kitchenâ€™s with its maple cabinetry, stainless steel appliances, centre island, and walk-in pantryâ€™s flows seamlessly into the dining area. Large windows fill the space with natural light, making it feel warm and inviting. A handy powder room and main floor laundry round out this level.

Upstairs, the spacious primary suite is a true retreat, featuring a dedicated make-up area, walk-in closet, and a relaxing ensuite complete with a soaker tub. Two additional bedrooms and another full bathroom provide plenty of space for family or guests.

The fully developed basement adds even more living space with two generous bedrooms, a full bathroom, and a family space perfect for movie nights or game days. Not needing 2 bedrooms in the basement? No problem, the space can easily be converted to a larger living space with the simple removal of the one bedroom wall.

Step out back and enjoy the covered deck, good sized fenced & landscaped backyard, and RV parking.

And for those who appreciate garage spaceâ€™s youâ€™ll love the oversized, heated,



double attached garage. It's loaded with storage cabinets, plus a plumbed-in sink and even a space for a mini fridge.

This home is move-in ready and offers something for everyone—whether you're hosting family gatherings, enjoying a quiet night in, or working on projects in the garage.

Average Utilities are \$400/month. NEW SHINGLES are being installed in September!!

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252382    |
| Price          | \$519,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,569       |
| Acres          | 0.12        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23 Vista Avenue Se |
| Subdivision | SE Southridge      |
| City        | Medicine Hat       |
| County      | Medicine Hat       |
| Province    | Alberta            |
| Postal Code | T1B 4X5            |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                  |
| Parking        | Concrete Driveway, Double Garage Attached, Off Street, Parking Pad, RV Access/Parking, See Remarks |

# of Garages 2

## Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Landscaped, Level, Standard Shaped Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 1st, 2025

Days on Market 27

Zoning R-LD

## Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

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