



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**87 Prairie Drive NE
Medicine Hat, Alberta**

MLS # A2283913



\$565,000

Division:	Park View		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,955 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Alkaline Water System, Washer, Dryer, Central Vac + Attachments, Central Air Conditioner, Window Coverings, Garage Door Openers + Control, Garage Heater, 2 Sheds (16' x 6' and 10' x 9.5'), Underground Sprinklers + Timer, Telus Security System

Located in the highly sought-after Parkview neighbourhood, just one minute from the Medicine Hat Golf & Country Club, this well-maintained two-storey split home offers space, flexibility, and a long list of updates. Featuring 3 bedrooms and 3.5 bathrooms, this property is ideal for families looking for a comfortable home in an established location. The main floor welcomes you with a front flex room currently used as a formal dining area, but easily suited for a living room, home office, or play space. The kitchen offers ample oak cabinetry, updated countertops and backsplash, newer stainless appliances (including fridge with ice maker), and a spacious dining area with direct access to the back deck and yard. From here, the layout flows into the large sunken living room, highlighted by a cozy gas fireplace. A convenient 2-piece powder room and main-floor laundry are located just off the attached double garage. Upstairs, you'll find three bedrooms, including the primary suite featuring a walk-in closet and a private updated 3-piece ensuite with a newer air-jetted tub. A full updated 3-piece bathroom with a newer large spa-style shower completes the upper level. The lower level provides a generous family room, an updated 3-piece bathroom, and a huge storage room, offering plenty of space for recreation and organization. Outside, the fully fenced (Metal) and landscaped backyard is a standout feature. Enjoy the new, oversized two-tier covered deck, underground sprinklers, RV parking, and an abundance of mature fruit including plum and apple trees, raspberry and blueberry bushes. Two sheds (16' x 6' and 10' x 9.5') provide additional storage. Notable updates include a new roof (—5 years), windows (6 years), A/C and furnace (6 years), hot water tank (2024), updated kitchen finishes and appliances, renovated bathrooms, and the new

deck. A wonderful opportunity to own a move-in ready home in one of Medicine Hat's most desirable neighbourhoods. Garage will be reverted back to a fully finished heated garage for possession.