



GRASSROOTS
REALTY GROUP

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**12 Sunrise Court SW
Medicine Hat, Alberta**

MLS # A2294257



\$637,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2001 (25 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Private, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage

Inclusions: garden shed; 2 large copper garden flower troughs

JUST REDUCED! Built by trusted H&J Contractors, this well-cared for, Saamis Heights two-storey offers 4+2 bedrooms and main-floor laundry situated in a quiet, family-friendly neighbourhood close to public and separate schools and our local college. The bright kitchen features white cabinetry, smart storage with hidden pullouts, a built-in mixmaster stand, and an extra large quartz island - perfect for cooking and baking, homework or entertaining. Enjoy low maintenance front and back gardens, plus a steam shower and large pantry downstairs. Recent upgrades include new flooring and new toilets on the top two floors. The double attached garage is a standout with gas radiant heat, 220V power, and custom workstations with lots of storage. A MUST SEE home with so many extras.