



**23 Strong Avenue SE  
Medicine Hat, Alberta**

**MLS # A2294858**



**\$383,000**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Street Lighting, Underground Sprinklers		

<b>Heating:</b>	Central, High Efficiency, Electric, Fireplace(s), Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Jetted Tub, Soaking Tub, Storage, Wired for Sound		

**Inclusions:** 85" 4K Tv, 7.1 Audio Surround, Dart Board

\*\*\* For more information, please click the "More Information" button. \*\*\* 4-bedroom Southridge home featuring new shingles, a new high-efficiency 2 stage furnace, new central AC, new humidifier, and enhanced insulation to ensure maximum efficiency and lower utility bills for years to come. Inside, the home transitions to modern luxury with a custom stone feature wall featuring a built-in 85" 4K TV and 7.1 surround sound system. Unmatched convenience with dual laundry stations, jet tub, and a basement kitchen perfect for hosting or a dedicated hobby space. The 24x22 garage is fully finished and insulated with a R50 rating. Completed with a fenced yard and dedicated dog run.