



**25 Seven Persons Crescent SW
Medicine Hat, Alberta**

MLS # A2295812



\$459,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,052 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Garage Shelving & Cabinet, Fridge in the Garage, Garage door opener w/remote(s), Central Vac w/Attachments 'as is'

Welcome to this beautifully updated Bi-Level home, ideally located in the sought after Southridge area. This home is located close to schools, walking and bike trails and just minutes from the local Par 3 golf course. This home offers the perfect blend of lifestyle and convenience. Built in 1978 and extensively updated, this home is truly move in ready. The bright and inviting main floor features a stunning new kitchen complete with Corian countertops, brand new appliances and an abundance of natural light. Fresh paint and new flooring add a modern, cohesive feel to the home. With four bedrooms in total - two up and two down - there's plenty of space for families or guests. The main level offers a well appointed four piece bathroom, while the fully developed lower level includes a spacious family room and a three-piece bathroom - creating the perfect space to relax or entertain. Major updates provide peace of mind, including a high efficiency furnace, central AC, HWT, newer high efficiency windows, newer sump, new house and garage roof and new garage heater. Step outside to enjoy a your landscaped yard complete with under ground sprinklers, garden, perennials and even raspberries! A covered deck provides a great transition space to the detached fully finished full size double garage. This is your opportunity to own an extensively updated home in one of the city's most desirable neighborhoods. Don't miss your chance - book your private showing today!