



**265 Sprague Way SE  
Medicine Hat, Alberta**

**MLS # A2296583**



**\$359,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,393 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Microwave on counter, Microwave above Stove (as is)

**PERFECT FAMILY HOME!** This beautiful 2 storey home has amazing features inside and out! Situated on a large CORNER LOT, this home provides lots of space for kids to play or for your garden dreams to come true! Close to multiple SCHOOLS, parks, and shopping areas, makes this an ideal location. Inside this 4 bedroom, 3.5 bathroom home, you will find lots of space to make your own! A large living room with big windows welcomes you as you enter the home. You'll have a great hosting space with the large dining and kitchen area. Off the kitchen you'll find a 2pc bathroom and access to the garage. Upstairs has a beautifully renovated 4 pc bathroom, 2 large bedrooms and a primary bedroom with lots of bright natural light and a 3pc bathroom! The basement is the perfect kids play zone or work out zone! A large flex space that can be used however you need! Downstairs you will also find another 3 pc bathroom, a laundry room and a large bedroom. Don't forget about the garage! A DOUBLE GARAGE with lots of space to park and keep seasonal items. Book your showing today!!