



**91 Sierra Road SW  
Medicine Hat, Alberta**

**MLS # A2300017**



**\$559,000**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Other		

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

**Inclusions:** Central Air Conditioner, Garage Controls, Microwave Hood Fan

This beautiful new construction bungalow offers the perfect blend of style, comfort, and flexibility with over 1,100 sq. ft. of thoughtfully designed main floor living. Located in a growing community, this property is fully completed from top to bottom and move-in ready for a family to call it home. Step inside to a bright and open main level featuring luxury vinyl plank flooring throughout and a seamless flow between the spacious kitchen, dining, and living areas—ideal for both everyday living and entertaining. The kitchen showcases crisp white cabinetry, quartz countertops, a corner pantry, and a large central island offering ample prep and storage space. The adjacent dining and living areas open onto a 12' x 8' covered deck, perfect for relaxing or enjoying easy indoor-outdoor living. The main floor is anchored by a generous primary retreat with a walk-in closet and a sleek 4-piece ensuite, along with a convenient 2-piece powder room and main floor laundry. Downstairs, the fully finished basement expands your living space with two additional bedrooms, a full bathroom, and a large family room—ideal for movie nights, guests, or a kids’ hangout space. Completing the package is a double attached garage, providing plenty of room for vehicles, storage, and hobbies.