



**43 Sterling Link
Medicine Hat, Alberta**

MLS # A2300668



\$542,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: fridge, stove, OTR microwave, dishwasher, washer, dryer, window coverings, garage door opener with 2 remotes, central a/c, garage heater

Welcome to this beautiful two-storey home built in 2012, offering five bedrooms and four bathrooms—an ideal setup for a growing family. Located in a highly desirable south-end neighborhood in Medicine Hat, you’ll enjoy close proximity to parks, schools, walking trails, and bike paths. This home boasts fantastic curb appeal and a thoughtfully designed layout. The main floor features open-concept living with updated vinyl plank flooring and an abundance of natural light. The kitchen is both stylish and functional, complete with granite countertops, stainless steel appliances, and a convenient corner pantry. The adjoining kitchen, dining, and living areas create the perfect space for family gatherings or entertaining, allowing everyone to stay connected. A main floor laundry room and a two-piece powder room add everyday convenience. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a four-piece ensuite. An additional four-piece bathroom completes the upper level. The fully finished basement offers even more living space, with two additional bedrooms, a three-piece bathroom, a large family room, and plenty of storage. Outside, the fully landscaped and fenced yard features a covered deck—perfect for relaxing or entertaining. With alley access, a double attached heated garage, and ample driveway parking, this home checks all the boxes. A perfect family home you won’t want to miss!