



**107 Vista Close SE
Medicine Hat, Alberta**

MLS # A2302481



\$509,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | SE Southridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,524 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | City Lot | | |

| | | | |
|--------------------|--|-------------------|-------------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | Low Density Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Kitchen Island, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher

This fully finished two-storey home has been exceptionally well cared for and it shows the moment you walk in. Clean, comfortable, and in excellent condition throughout, this is the kind of property buyers hope to find but rarely do. Paint, trim, and flooring are all in great shape, with a level of upkeep that speaks to consistent pride of ownership. Upstairs offers three bedrooms, including a spacious master bedroom with walk-in closet and private 4-piece ensuite. A separate 4-piece bathroom serves the additional bedrooms, making it a practical layout for families. The main floor features a bright kitchen, dining area, and welcoming living room with a layout that works well for both everyday life and entertaining. Main floor laundry and a 2-piece bath add convenience where it counts. The basement is fully finished and adds even more usable space with a fourth bedroom, another living room or family room, a 3-piece bathroom, and a cozy storage room. The heated attached double garage is a standout feature—clean, well kept, and with ceilings plenty high enough for a hoist, ideal for anyone with hobbies, projects, ATV's or a collectible car. Outside, the yard has been beautifully landscaped for low maintenance living, complete with underground sprinklers and no grass to mow. A large tiered deck offers plenty of room to relax or entertain, with a natural gas BBQ hookup and roll-up sun awning for added comfort. Additional features include central A/C and a good roof. This is a move-in ready home with space, quality, and thoughtful extras throughout. A rare combination of excellent condition and practical features, inside and out.