



**46 Sage Close SE
Medicine Hat, Alberta**

MLS # A2304345



\$399,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

NEW SHINGLES ARE BEING INSTALLED PRIOR TO JUNE 1, 2026!! Fully developed 1,265 sq. ft. bungalow ideally located within walking distance to schools, parks, and the YMCA. This spacious family home offers 5 bedrooms and 3 bathrooms, providing plenty of room for a growing family. The main floor features vinyl plank flooring and newer carpet, along with a bright & unique layout. The spacious primary bedroom includes a convenient 2-piece ensuite. The main floor is also home to an additional bedroom and 4-piece bathroom. The lower-level features 3 bedrooms, family room, 3 piece bath, laundry room and storage area. Enjoy year-round comfort in the enclosed sunroom, perfect for relaxing or entertaining. The home comes complete with a full appliance package and central air making it truly ready for the next family to enjoy! The double attached garage is insulated and roughed-in for a heater, adding extra value and convenience. Outside, the fenced backyard offers great potential and is ready for a gardener's personal touch. A fantastic opportunity to own a well-sized home in a family-friendly location!