



**161 Sunrise Road SW
Medicine Hat, Alberta**

MLS # A2304877



\$579,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,577 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Crown Molding, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Garage Shelving, Shed, Underground Sprinklers

Welcome to 161 Sunrise Road, a beautifully updated bungalow that offers the space and layout so many buyers are searching for, with an unbeatable lifestyle right outside your front door. Located directly across the street from a stunning off leash park and access to one of the city's most scenic walking and biking path systems, this is the kind of setting you will appreciate every single day. From the moment you step inside, you are greeted by a spacious entry that opens into a bright, open concept main living area. The kitchen has been thoughtfully renovated with timeless finishes, featuring quartz countertops, a gas stove, and plenty of cabinetry, all designed to make both daily living and entertaining effortless. The seller has continued to elevate the home with fresh paint and beautiful millwork throughout, creating a warm and polished feel in every room. The dining and living areas offer generous space to gather, with a natural flow that makes this home feel both functional and inviting. The main floor includes 3 well sized bedrooms, including a spacious primary suite complete with a 4 piece ensuite. Main floor laundry adds convenience to your daily routine, making this home a great fit for every stage of life. Downstairs, the fully developed basement offers incredible flexibility. A large open living space with a cozy gas fireplace creates the perfect setting for movie nights or relaxing evenings. There is room for a family area, games space, home gym, or office, along with 2 additional bedrooms, ample storage, and a second laundry area that is already plumbed in and ready to go. Outside, the property continues to impress. The exterior has been freshly painted, giving the home a clean and updated look, while the addition of concrete curbing around the planters and window wells adds both function and polished curb appeal. Enjoy the covered deck, a fully

fenced and landscaped yard, and a newly added 24 x 28 concrete pad with a 12 foot gate opening, providing excellent RV parking or space for future possibilities. The garage is finished and now includes a new garage door motor, and the furnace has been recently serviced for added peace of mind. This is a home that has been carefully maintained and thoughtfully improved, offering a rare combination of space, updates, and an incredible setting just steps from nature and open space. A true move in ready opportunity.