



**32 Spruce Close SE  
Medicine Hat, Alberta**

**MLS # A2306270**



**\$464,000**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garage door opener & remote, shed, tv wall mount, pergola, camera's

Welcome to 32 Spruce Close SE. An inviting 5-bedroom, 2-bathroom home ideally situated in a quiet court with a park and playground right outside your front door. The main floor offers a bright and functional layout featuring three bedrooms, a full 4 piece bathroom, and a spacious kitchen, dining, and living area complete with a cozy gas fireplace. Vaulted ceilings and large windows fill the home with natural light, while the convenience of main floor laundry adds to the ease of everyday living. Downstairs, you'll find two additional bedrooms, a 3 piece bathroom, and a generous family room with plenty of space for a games area or flexible living options. Step outside to the front deck—perfect for enjoying your morning coffee or unwinding in the evening while overlooking the beautiful park setting. This is a fantastic opportunity to own a well-appointed home in a peaceful, family-friendly location.