



**112 Sprague Way SE  
Medicine Hat, Alberta**

**MLS # A2314415**



**\$310,000**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Heated Garage, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** Fridge, stove, dishwasher, washer x2, dryer, window coverings, central air conditioning, garage door opener x2 remotes, electric garage heater

\*\*\*OPEN HOUSE - SATURDAY MAY 30 - 12:00 TO 1:30PM\*\*\* Located in the desirable Southridge neighbourhood and just down the street from George Davison School, this solid bi-level offers a functional layout, generous living space, and a single attached garage. The main floor features a spacious living room separated by a half wall from the kitchen and dining area, creating an open yet defined flow throughout the space. The kitchen offers ample countertop and cabinet space along with a full appliance package. Two good sized bedrooms and a full 4 piece bathroom complete the main level. The lower level is home to a large secondary family room, additional bedroom, 3 piece bathroom, and a large laundry/storage room with plenty of extra space for organization. Outside, the value continues with a large fully fenced backyard featuring mature trees for excellent shade and privacy, all overlooked by a covered deck perfect for relaxing or entertaining. A fantastic opportunity in a family-friendly location close to schools, parks, and all amenities. Some exterior photo's have been AI enhanced to remove shadowing.