



**87 Prairie Drive NE
Medicine Hat, Alberta**

MLS # A2317138



\$565,000

Division:	Park View		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, hood fan, dishwasher, microwave, central vacuum + attachments, garburator, alkaline filtration system, underground sprinklers, central air conditioner. 2 garage door openers + remotes, storage shed x 2, window coverings, washer & dryer, ceiling fans x 4

Welcome to 87 Prairie Drive NE; a beautifully maintained two storey home located in a quiet, mature neighbourhood just 649 yards from Hole #1 of the Medicine Hat Golf and Country Club. Enjoy the convenience of nearby walking paths along the South Saskatchewan River while being tucked into one of the city's most desirable golf course communities. This home truly showcases pride of ownership throughout. Upon entering, you are greeted by vaulted ceilings and an abundance of natural light that fills the spacious formal living and dining areas. The kitchen features timeless oak cabinetry, ample counter space, updated finishes, newer fridge and induction stove (2023/2024). The dining area leads through patio doors onto a beautiful two tiered deck overlooking the fully landscaped backyard. Just steps away is the cozy sunken family room complete with a gas fireplace, creating the perfect space to relax or entertain. A convenient 2pc powder room and main floor laundry complete this level. Upstairs offers a renovated 3 piece bathroom with walk-in shower and 3 spacious bedrooms, including the primary retreat featuring french doors, a walk-in closet, and a luxurious 3pc ensuite with an air-jetted tub complete with lighting and aromatherapy options. The lower level provides additional living space with a generous family room, another 3pc bathroom with corner shower, and a large storage room. Outside, the beautifully maintained yard features underground sprinklers, fruit trees, two storage sheds, a fully fenced metal fence, and an inviting two tiered deck with plenty of room for entertaining and enjoying the outdoors. The large driveway and double attached garage provide ample parking. Numerous updates have already been completed, including new shingles (2021), large portion of windows replaced, hot water tank (2024), renovated bathrooms, and the lower

sun deck completed with composite materials in 2025. Move in, unwind, and enjoy everything this exceptional golf course-area home has to offer!