



**456 Sissons Crescent SE
Medicine Hat, Alberta**

MLS # A2317177



\$335,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	858 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: barbecue

Looking for a home that offers the right amount of space in a family-friendly neighbourhood? Welcome to this fully developed bi-level in the heart of Southridge, perfectly situated within walking distance of schools, parks, and playgrounds. With 4 bedrooms and 2 bathrooms, this home offers a practical layout that's ideal for first-time buyers, young families, or anyone needing flexible living space. The main floor features an open-concept design that brings together the kitchen, dining area, and living room, creating a comfortable space for both everyday living and entertaining. You'll also find two bedrooms and a full 4-piece bathroom on this level. The lower level expands your living space with a spacious family room, two additional bedrooms, laundry area, and a 3-piece bathroom—providing room for growing families, guests, a home office, or hobbies. Outside, enjoy summer evenings on the large deck under the pergola while the kids and pets make the most of the generous backyard. A detached single garage and long driveway provide plenty of off-street parking and storage options. Notable updates include vinyl windows, a newer hot water tank (2020), and brand-new shingles installed in 2026, offering peace of mind for years to come. If you've been searching for an affordable family home in a desirable Southridge location close to schools and parks, this could be the opportunity you've been waiting for.