



GRASSROOTS
REALTY GROUP

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

MLS # A2317207



\$349,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | SE Southridge | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 1,185 sq.ft. | Age: | 1985 (41 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Corner Lot, Landscaped, Underground Sprinklers | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Jetted Tub, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: n/a

Centrally located within walking distance to schools, playgrounds, beautiful walking paths, and excellent local amenities, this 3-level split home offers an exceptional layout designed for modern family living. Step through the front door and be greeted by soaring vaulted ceilings and expansive windows that flood the space with natural light. The welcoming main-floor living room sits completely above grade and features a cozy brick-faced fireplace, setting a perfect tone for the open-concept design that flows seamlessly up to the elevated kitchen and dining tier. The highly functional kitchen features white cabinetry and excellent meal prep space, while the bright dining area offers direct access to the private backyard deck. Tucked away down the upper hall, you will find a full 4-piece bathroom, two spacious secondary bedrooms, and a primary retreat complete with its own private 3-piece ensuite. The fully finished lower level continues to impress with a wide-open layout, a massive family room, a 4th bedroom, a den/flex room, laundry room, and incredible storage space. This tier also hosts a 3-piece bathroom featuring a jetted tub—perfect for unwinding. Enjoy direct, seamless indoor access to your double attached garage right from the lower level. Outside, you can enjoy the fully fenced and landscaped backyard with underground sprinklers that offers a quiet, private oasis. The exterior is completed by a double concrete front driveway and a dedicated side area for RV parking. Don't miss out on this beautifully zoned, centrally located gem! (Some photos have been virtually staged)