



GRASSROOTS

REALTY GROUP

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**23 Stanfield Place SE
Medicine Hat, Alberta**

MLS # A2320715



\$558,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,843 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Irregular Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: Fridge, Stove, BI Dishwasher, Hood fan, Garburator, Central Air Conditioner, Ceiling Fans, Garage Door opener & remote, Underground sprinklers, TV mount, Window coverings, Central Vacuum No attachments, Shelves in garage, 2 shelves in Master bedroom

Welcome to 23 Stanfield Place SE! This 2-storey split style is very popular with families, providing ample living spaces for entertaining and enjoying life. Offering 4 bedrooms, 3.5 bathrooms, and a stunning oversized yard, this home truly has it all! Incredible curb appeal featuring updated siding and garage doors really elevates the look of this home, its warm and welcoming from the moment you set eyes on it. The main floor is spacious and provides a number of different opportunities for living, including an oversized dining room, which could also serve as a formal living room at the front of the home. The spacious kitchen includes a movable island that is the perfect place for casual time with friends and family, and the oversized yard with underground sprinklers, patios, and space for fun is the perfect size. There is room for an outdoor pool, playground, or trampoline, or all three! Located in a quiet cul-de-sac, in close proximity to schools, playgrounds, shopping, and the YMCA, this is a wonderful option for a growing family!