



**94 Milne Place SE  
Medicine Hat, Alberta**

**MLS # A2321503**



**\$399,900**

<b>Division:</b>	Connaught		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s), Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, microwave-BI, washer, dryer, sump pump, window coverings, central air, firepit, garage shelving, garage remote -1, control -1, UGS (manual)

Wonderful family home in great court location in the Connaught area near paths, parks and central to many other amenities! This great 4 level split offers 3 bedrooms up, a bright 4 piece bathrooms and a master bedrooms with a 2 piece ensuite. The main floor has bright natural light and boasts a functional kitchen space with ample counter space including seating off the peninsula, and open flow to your dining that circulates into your large front living room area. Off the back of the home there is a small boot room space and access out to your private backyard. The third level offers a bright, spacious family room with a great flex nook perfect for a kids play area, desk station, yoga and workout space to name a few great uses and is finished off with an updated 3 piece bathroom. The 4th level is home to a 4th bedroom, a den, great storage space and the laundry/utility room. Out back enjoy the multiple patio spaces each offering different vibes, ample space to make your own or let the kids run free. The front and back yard are equipped with manual underground sprinklers, while the lengthy front drive duals as RV parking and access to your 22x24 detached garage. Brand new roof, just completed.