



**70 Sunrise Street SW
Medicine Hat, Alberta**

MLS # A2321684



\$479,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave hood fan, dishwasher built-in, washer and dryer, central air conditioning, window coverings, garage door opener + remote

Welcome to 70 Sunrise Street SW, a fantastic 2 storey family home ideally located close to schools, walking paths, parks, the water park, and all the amenities your family needs. This home offers a functional layout with plenty of space for everyday living and entertaining. The main floor features a spacious living room that flows seamlessly into the kitchen and dining area, creating an inviting atmosphere for family gatherings. The kitchen is well equipped with a full appliance package, center island, corner pantry, and ample cabinet and counter space. Convenient main floor laundry and a 2pc powder room located just off the attached garage complete this level. Upstairs, you'll find 3 comfortable bedrooms, including the primary suite featuring a walk-in closet and private 4pc ensuite. An additional 4pc bathroom serves the secondary bedrooms, while a bright reading nook at the top of the stairs provides the perfect spot to relax with a book or create a cozy workspace. The fully developed lower level offers a large family room highlighted by a cozy electric fireplace; making it an ideal area for movie nights, games, or entertaining. A 3pc bathroom adds extra convenience to this level. Step outside and enjoy the backyard! The spacious deck overlooks the beautifully landscaped and fully fenced yard, surrounded by mature trees that provide excellent privacy. A storage shed offers additional outdoor storage, while direct backyard access into the double attached garage adds further versatility and practicality. This wonderful family home offers the perfect combination of space, comfort, and location. Don't miss your opportunity to make this your next home!