



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

MLS # A2324219



\$389,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	951 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Central A/C, Garage Door Opener & Remote, 2 TV Mounts, Shed, Washer, Dryer, Window Coverings, Microwave, Basketball Net

Welcome to this lovely 4-bedroom bi-level, ideally located in a quiet and highly desirable Southridge neighbourhood. This home backs directly onto a K‐12 school and is just steps from Medicine Hat’s exceptional trail system, with convenient access to nearby bus pick-up and drop-off locations. The main floor features a bright, open-concept living area with updated vinyl windows and excellent natural light. The spacious kitchen offers modern appliances, an eating bar, and direct access to both the BBQ deck and lower patio, perfect for indoor-outdoor living. The lower level provides a flexible layout, including a large bedroom with a walk-in closet and direct access to a full bathroom, making it an ideal guest suite or comfortable private retreat. Outside, the fully fenced yard offers a secure space for children and pets. In addition to the detached garage, the property includes a large rear parking pad with ample room for RV parking, recreational vehicles, or multiple cars. Move-in ready and offering exceptional value, this Southridge home delivers comfort, convenience, and a fantastic family-friendly location.