



**91 Markwick Drive SE
Medicine Hat, Alberta**

MLS # A2324450



\$469,900

Division:	Connaught		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,051 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Cork, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: N/A

Welcome to 91 Markwick Drive SE! This beautifully renovated and meticulously maintained home offers the perfect blend of style, comfort, and functionality. Featuring 4 bedrooms potential for 5th bedroom , 2 bathrooms, and numerous quality upgrades throughout, this property truly shows 11 out of 10. Step inside to an inviting open-concept main floor where large windows fill the space with natural light and showcase expansive city views. The updated kitchen is sure to impress with quartz countertops, newer appliances, and modern flooring that flows seamlessly into the bright living area. The main bathroom has been tastefully updated and features a double vanity, newer flooring, and contemporary finishes. Three spacious bedrooms complete the upper level, each offering generous closet space and large windows. The third level provides the perfect family retreat with a spacious family room, an additional bedroom, and a beautifully updated 3-piece bathroom. The lower level is designed for entertaining and relaxation, featuring cork flooring (2024), a wet bar with concrete countertop, bar fridge, electric fireplace, and laundry area. Outside, you'll find a fully fenced and beautifully landscaped yard complete with a concrete patio with pergola, and plenty of room for children, pets, and outdoor gatherings. The 20' x 22' double detached garage with a durable metal roof provides excellent parking and storage space. In addition to the garage there are 2 off street parking spaces in the front of the property. Notable updates include:• High-efficiency furnace and central air conditioning (2018/2019)• Hot water tank (2021)• Roof, gutters, and fascia (2023)• Landscaping improvements (2025/2026)• Newer PVC windows throughout• Updated flooring, including cork flooring in the basement and tile in the front and rear entries (2024) • Situated in a

desirable location with stunning views, this move-in-ready home offers exceptional value and pride of ownership throughout. Don't miss your opportunity to make this outstanding property your next home!