



GRASSROOTS
REALTY GROUP

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55 Vista Close SE
Medicine Hat, Alberta

MLS # A2326835



\$429,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,519 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot, Street Lighting, U		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: fridge, stove, hood fan, microwave, dishwasher, central vac an attachments, garage door opener with 1 remote, washer, dryer, blinds, u/g sprinklers, central a/c

Here's your chance to own a solid family home in this desirable Vista neighbourhood of southeast Medicine Hat. With a great floor plan and room to personalize, this home is ready for its next chapter. Step inside to a roomy front entry with high ceilings open to the second floor, creating a bright and spacious first impression. The main floor features a functional, easy flow layout that seamlessly connects the living, dining, and kitchen areas—perfect for everyday living and entertaining. The kitchen offers an eat-up breakfast bar, corner pantry, full appliance package, and plenty of counter space. You'll also appreciate the convenience of main floor laundry, a two-piece powder room, and direct access to the attached garage. Step outside to enjoy the covered deck, ideal for relaxing or summer barbecues. Upstairs you'll find three good sized bedrooms, including a spacious primary suite complete with a four-piece ensuite and double closets. A second full four-piece bathroom serves the additional bedrooms, while large windows throughout the home fill the space with natural light. The undeveloped basement is insulated, roughed in for a future bathroom, and ready for your ideas. Whether you envision a large family room, an additional bedroom, home gym, or hobby space, there's plenty of room to create a layout that suits your family's needs. Outside, the fully landscaped and fenced yard features underground sprinklers with gates on both sides of the home, making it easy to access the backyard. This is a wonderful opportunity to invest in a home in a mature, well-established area and make it your own. Come see the potential for yourself! Photo of grass in the backyard has been enhanced.