



GRASSROOTS
REALTY GROUP

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**92 Sharpe Crescent SE
Medicine Hat, Alberta**

MLS # A2327637



\$398,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	997 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Fridge, Stove (the be exchanged for a different Stainless Steel Stove), BI Dishwasher, Hood Fan, Basement Mini-Fridge, Blinds & Rods, Underground Sprinklers, Garage Door Opener and Remote, house lighting/accent lighting on exterior of house, doorbell camera,

Steps away from Southridge Community Park, perfect for outdoor activities, strolls in the evening, and family games of ball. This updated 4 Bedroom bilevel home offers a functional layout with endless possibilities. The main floor features NEW Vinyl Plank Flooring, two generously sized bedrooms, a convenient 4-piece bathroom, and a beautifully refreshed kitchen. The heart of the home is the large living room, enjoying big south-facing windows that flood the space with natural light, creating a warm and welcoming space. Through the garden doors, past your dining room, you'll find access to a large deck overlooking the yard, with plenty of space for furniture, a BBQ, and more. The lower level enjoys more living space, including two additional bedrooms and a 3-piece bathroom. The highlight of this level is the spacious family room, complete with retro wood paneling and a built-in bar with sink, ideal for entertaining guests or creating a cozy retreat. Laundry is also located on this level, along with great storage space under the front entry landing. Fresh paint throughout and brand new vinyl plank flooring on the main level give this home a crisp, updated feel from the moment you walk in. A double detached garage measuring 24' x 24' offers ample parking and storage, and is ready for your personal touch; think workshop, man-cave, or hobby space, the choice is yours! Other Notable upgrades add extra peace of mind, including newer windows throughout (2017), shingles (2018), and a High-E furnace (2013). This is a move in ready home in a great location!