



GRASSROOTS
REALTY GROUP

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184 Hamptons Way SE
Medicine Hat, Alberta

MLS # A2330517



\$525,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,206 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, BI-Microwave, Washer, Dryer, Blinds, Curtain Rods, Bar Fridge, ALL TV Mounts, Central A/C, Attached Shelving, Garage Heater, White Cabinet in Dining Room, UGSS "as is"

Beautifully maintained inside and out, this fully finished bi-level combines timeless style with thoughtful design in one of the city's most family-friendly neighbourhoods. Featuring charming curb appeal, 4 bedrooms, 3 full bathrooms, and a heated attached garage, this home is ready for its next chapter. The spacious front entry and open stairwell create an inviting first impression while providing easy access to both levels. The bright main floor offers 1,209 sqft of well-designed living space with classy white cabinetry, an island, corner pantry, and an open-concept layout that flows seamlessly into the dining area. The upstairs bedrooms feature beautiful custom wainscoting accent walls, adding character. The primary suite includes a walk-in closet and private ensuite, while an additional full bathroom, second bedroom and convenient main floor laundry complete the level. The tastefully finished basement offers plenty of room for family time or entertaining, anchored by a stunning stone electric fireplace with custom shelving. A stylish wet bar makes hosting effortless, while the adjoining flex space features a framed chalkboard wall—perfect for kids, hobbies, or a creative workspace. 2 additional bedrooms and another full bathroom provide plenty of flexibility for guests or a growing family. Step outside to enjoy the covered 16' x 10' deck overlooking the backyard, creating the perfect spot to unwind or gather with friends. Located close to parks, walking paths, schools, and everyday amenities, this move-in-ready home offers the space, comfort, and location every family will appreciate.