



GRASSROOTS
REALTY GROUP

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**73 Storrs Crescent SE
Medicine Hat, Alberta**

MLS # A2330944



\$499,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, dishwasher, OTR microwave, central vac, central a/c, garage door opener w/remote, 5x TV mounts, 2x sheds, projector, UGS, washer, dryer

Welcome to a home that checks all the boxes for today's growing family! Offering 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a functional two-storey layout, this beautifully maintained property combines modern style with everyday comfort in one of the city's most desirable family neighbourhoods. The bright, open-concept main floor is designed for both entertaining and everyday living. Large windows fill the space with natural light, while the inviting family room is anchored by custom built-ins and a cozy gas fireplace—the perfect place to gather after a busy day. The kitchen is thoughtfully designed with an island, stainless steel appliances, a corner pantry, and an efficient layout that keeps meal prep simple while staying connected to family and guests. Whether you're hosting friends, helping with homework, or enjoying a quiet evening at home, the main floor offers a warm and welcoming space for it all. Upstairs you'll find three spacious bedrooms, including a comfortable primary retreat complete with a walk-in closet and private 4-piece ensuite. The fully developed basement adds even more flexibility with a fourth bedroom, full bathroom, a generous rec room, and a separate media room that could easily serve as a fifth bedroom, home office, or fitness space—providing plenty of room for your family's needs to evolve over time. Step outside to enjoy the beautifully landscaped backyard, complete with underground sprinklers, a covered deck, and plenty of room for kids and pets to play, barbecue with friends, or simply relax at the end of the day. The double attached garage and dedicated RV parking provide the extra space that is becoming harder to find. Location is the finishing touch. Situated within easy walking distance of St. Patrick's School, Roy Wilson Learning Centre, Notre Dame Academy, George Davidson School, and the Southridge YMCA, this is a

home where convenience and community come together. Imagine morning walks to school, evenings at the YMCA, and weekends spent enjoying one of Medicine Hat's most sought-after family communities. With excellent curb appeal, tasteful modern finishes, and pride of ownership evident throughout, this is a move-in ready opportunity you'll want to see for yourself.