



GRASSROOTS
REALTY GROUP

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**175 Stanfield Way SE
Medicine Hat, Alberta**

MLS # A2331483



\$477,500

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,391 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry		

Inclusions: fridge, stove, dishwasher, hoodfan, central vac, central a/c, 2 garage door openers w/remotes, garage heater, window coverings, washer, dryer, u/g sprinklers w/timer

Spacious 1,391 sq. ft. bungalow in desirable SE Southridge, ideally located close to Roy Wilson and Notre Dame Schools. The front entry welcomes you with a coat closet and direct access to the double attached heated garage. The main level features a bright, open concept layout with vaulted ceilings over the living, dining, and kitchen areas, creating an airy and inviting atmosphere. Down the hall, you'll find the main floor laundry room, two generous sized bedrooms, a 4 piece main bathroom, and a spacious primary retreat complete with a large closet and 3 piece ensuite featuring a walkin shower. The fully developed lower level offers a massive rec room with a cozy gas fireplace, and two additional bedrooms, a 3 piece bathroom, ideal for guests, teenagers, or extended family. The backyard boasts a covered deck, brick patio and a well manicured lawn with u/g sprinklers for enjoyment. Located close to walking paths, the YMCA, and schools, this home offers an unbeatable location for families, while also appealing to those seeking comfortable mainfloor living. A versatile, well maintained property with plenty of space inside and out! Shingles have just recently been replaced. Contact your local neighbourhood REALTOR® today!