



GRASSROOTS
REALTY GROUP

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88 Spruce Close SE
Medicine Hat, Alberta

MLS # A2332445



\$394,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, F		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

Welcome to 88 Spruce Close SE, this home offers excellent value and an opportunity to add your own personal touches. Featuring a functional layout, a single attached garage, and a walk-out basement, this property offers great potential for first-time buyers, investors, or those looking for an affordable home with room to make it their own. The spacious layout includes three bedrooms and two bathrooms, providing comfortable living space for a variety of buyers. The walk-out basement adds versatility and potential for additional living space, a recreation area, or future development. Located in a desirable area close to local amenities, schools, and everyday conveniences, this home presents a fantastic opportunity to build equity and create a space that reflects your own style. With an attractive price point and endless possibilities, this property is worth a look!