



GRASSROOTS
REALTY GROUP

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**44 Prairie Drive NE
Medicine Hat, Alberta**

MLS # A2336063



\$489,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,367 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings, Shed, Garage Door opener remote

Welcome to this well designed split level home constructed by West Built Homes, ideally located in the desirable Parkview area of Northeast Medicine Hat. Offering approximately 1,367 sq. ft. on the main level, this bright and functional home features an abundance of natural light and a layout that works well for both everyday living and entertaining. The inviting front entry provides convenient access to the attached garage and opens into the main living area. The spacious primary bedroom features a stylish feature wall, a functional 3-piece ensuite, and a walk-in closet. Two additional generously sized bedrooms and a 4-piece main bathroom complete the main level. The lower level offers even more flexibility with a large family room, complete with space for an office or study area. You'll also find a large storage area, a fourth bedroom that is ready for your finishing touches, and an additional unfinished area offering plenty of potential for future development. Outside, enjoy a beautifully maintained, low-maintenance yard designed for easy living. Features include a composite deck, vinyl fencing, vinyl shed, and low-maintenance stucco exterior and we can't forget the R.V Parking pad. The property is also conveniently located close to walking and biking paths and just seconds from the Medicine Hat Golf & Country Club. A great opportunity to own a well built, bright and versatile home in a sought after Parkview location with room to grow and personalize.