



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**159 Shannon Drive SE
Medicine Hat, Alberta**

MLS # A2338502



\$479,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,271 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Crown Molding, Kitchen Island, Open Floorplan, Suspended Ceiling, Vinyl Windows		

Inclusions: ALL ATTACHED FIXTURES, STOVE, OTR MICROWAVE, FRIDGE, BUILT-IN DISHWASHER, WASHER, DRYER, GARBURATOR, UNDERGROUND SPRINKLES, GARAGE DOOR OPENER PLUS REMOTE, GARAGE RADIANT HEATER, CENTRAL AIR, ALL WINDOW TRETMENTS. RAIN BARREL.

FULLY DEVELOPED AND CLEAN BUNGALOW, THIS 1271 SQFT HOME HAS A LARGE KITCHEN WITH BEAUTIFUL OAK CABINETS, ISLAND WITH BREAKFAST BAR AND A DOOR THAT LEADS TO A 12X10 ENCLOSED SUNROOM. THE SPACOUS LIVING ROOM ENJOYS A BAY WINDOW FOR NATURAL LIGHTING AND A GAS FIREPLACE RELAXATION AND COZINESS. THE PRIMARY BEDROOM FEATURES A 3PC ENSUIT, A WALL OF CLOSET SPACE AND DOOR TO MATURE BACK YARD. THE MAIN FLOOR ALSO HAS THE CONVENIENCE OF A MAIN FLOOR LAUNDRY AND ENTRANCE TO THE HEATED DOUBLE GARAGE WITH HOT AND COLD WATER. THE LOWER LEVEL IS FULLY FINISHE WITH A HUGE FAMILY ROOM, 2 BEEDROOMS, ADDITIONAL BATHROOM AND OFFICE(BONUS) ROOM. THIS HOME HAS BEEN WELL MAINTAINED OVER THE YEARS WITH RECENT REPLACED SHINGLES AND VINYL WINDOWS. INCLUDED IN PRICE: ALL ATTACHED FIXTURES, STOVE, OTR MICROWAVE, FRIDGE, BUILT-IN DISHWASHER, WASHER, DRYER, GARBURATOR, UNDERGROUND SPRINKLES, GARAGE DOOR OPENER PLUS REMOTE, GARAGE RADIANT HEATER, CENTRAL AIR, ALL WINDOW TRETMENTS. RAIN BARREL. THE LOCATION SPEAKS FOR ITS SELF WITH CLOSENESS TO YMCA, SCHOOLS, SHOPING, DOCTORS, BANKS, AND THE LIST GOES ON. THIS WELL MAINTAINED PROPERTY, OFFERS LOTS OF SPACE WITH MAIN FLOOR LIVING AND IT ISAVAILABLE FOR, WITH AN IMMEDIATE POSSESSION!!! YOU KNOW WHAT TO DO, WON'T LAST LONG.