



GRASSROOTS
REALTY GROUP

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**10 Sandstone Place SE
Medicine Hat, Alberta**

MLS # A2344638



\$487,900

Division:	Southview-Park Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,302 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Greenbelt, Landscaped, Rectangular Lot, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: work bench in garage, table in storage room, book shelves in basement nook

Welcome to this well-maintained bungalow-style condo offering a spacious and functional layout in a desirable adult living community. The bright, open-concept main floor features vaulted ceilings and a gas fireplace, creating a comfortable and inviting living space. The kitchen offers excellent storage with plenty of cabinetry and a large corner pantry, along with an island with breakfast bar seating and an adjoining dining area. There are two bedrooms on the main floor, including a primary bedroom with a generous walk-in closet and 3-piece ensuite, as well as a second full bathroom and convenient main-floor laundry. One of the standout features of this home is the enclosed deck/sunroom overlooking the beautifully maintained green space behind the property. This wonderful three-season extension of the living space is an ideal spot to enjoy your morning coffee, relax or entertain while being protected from the elements. Additional storage is conveniently located beneath the sunroom. Beyond the rear yard is a greenbelt with a walking path and mature trees that provide a pleasant, partially screened backdrop. At the front of the home, a paving stone patio provides another inviting outdoor seating area. The fully developed lower level offers plenty of additional living space with a large family room, spacious third bedroom with walk-in closet, conveniently located 3-piece bathroom, plus excellent storage and utility space. The double attached garage features impressive 12-foot ceilings, providing excellent additional vertical storage potential. Enjoy the benefits of a low-maintenance condo lifestyle while still having plenty of indoor and outdoor space to enjoy. With its enclosed sunroom, front paving stone patio, desirable greenbelt location, spacious floor plan and fully developed basement, this home offers comfortable, easy living with plenty of room for family and guests.

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