



GRASSROOTS
REALTY GROUP

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460 Spruce Way SE
Medicine Hat, Alberta

MLS # A2346599



\$499,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,130 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	NR1
Utilities:	-

Inclusions: fridge, stove, washer, dryer, dishwasher, garage door opener and remote, underground sprinklers "as is", projector and screen

Welcome to this well constructed 1,130 sq ft bilevel nestled in this sought after Southridge location. Offering 4 bedrooms, 3 bathrooms, this home combines quality workmanship, thoughtful design and comfortable living spaces throughout. The main floor features quality fixtures and a spacious living room with vaulted ceiling and large windows that creates a bright and inviting atmosphere. The country style kitchen offers plenty of cabinetry, a raised eating bar and easy access to the dining area - perfect for entertaining family and friends. Step through the double doors on to the impressive 16'x10' covered deck, where you can relax and enjoy the mature, tree lined backyard. Two bedrooms are located on the main floor, including the primary bedroom with a convenient 3 pc ensuite. The fully developed basement provides even more living space with a large family room, two additional bedrooms and a 3 pc bathroom. This home is complete with a large double, heated garage. A well designed home in a desirable location.