



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**75 Sunset Crescent SW
Medicine Hat, Alberta**

MLS # A2347182



\$410,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Underground Sprinkler		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Bright, cheerful and well cared for Bungalow in a great location! This charming custom-built home is nestled in a quiet and welcoming community, close to walking paths. The main floor offers a pleasing open concept, convenient laundry (with laundry sink and cupboards), large primary bedroom with walk in closet, living room, 4-piece bathroom and a fantastic kitchen with walk in pantry and island. The lower level offers 2 additional bedrooms, 4-piece bathroom and a generous family room. The outdoor space is worth seeing, a private fenced yard, screened sun deck, nice landscaping and underground sprinklers to make life easier! Come take a look, you won't be disappointed! Call your Real Estate professional to book a showing.