



GRASSROOTS
REALTY GROUP

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604 Vista Drive SE
Medicine Hat, Alberta

MLS # A2347284



\$484,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	989 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Ceiling Fan, Central A/C, Window Coverings (Blinds/Curtain Rods), Garage Door Opener with Remote, Garage Heater, Shed, Central Vac w/ Attachments, Soaker Hose with Timer, Workbench

Welcome to this immaculate home in the sought-after Vista neighbourhood! With beautiful curb appeal, low-maintenance landscaping, and timeless finishings throughout, this property offers comfort, functionality, and style. Step inside to a warm and inviting atmosphere featuring vaulted ceilings and a modern colour palette. The kitchen is both stylish and practical with quartz countertops, soft-close drawers, pull-outs, stainless steel appliances, and a convenient corner pantry. The main floor offers a spacious Primary Bedroom complete with a walk-in closet and 3 pc ensuite, along with an additional bedroom and full bathroom. Downstairs, the fully developed basement features a generous family room, another bedroom, a 3 pc bathroom, and a dedicated laundry space complete with a sink. Enjoy summer evenings on the covered rear deck with a gas line ready for your BBQ or fire table. The backyard is beautifully finished with artificial grass for easy maintenance, a soaker hose system for the flower beds that adds even more convenience, plus a gate for extra parking or a small RV. The heated double garage is perfect for winter parking or entertaining. Located close to Hamptons Park in a fantastic family-friendly neighbourhood, this exceptionally well-kept home is move-in ready and sure to impress!