



GRASSROOTS
REALTY GROUP

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**403 Sierra Boulevard NW
Medicine Hat, Alberta**

MLS # A2348788



\$489,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,394 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings		

Inclusions: Garage Heater, Gas Fireplace, Fire Pit, Attached Garage Cabinets

GREEN SPACE ADJACENT /BEHIND & NO DIRECT REAR NEIGHBOURS! This well-cared-for Southridge home offers a fun and functional layout, plenty of space to spread out, RV/BOAT PARKING. The home has great recent updates including NEW SHINGLES, fresh paint, and NEW BLINDS. Many of the blind are top-down blinds, allowing the home to take in the natural light while remaining private. The main floor is bright and open with vaulted ceilings connecting the living room, dining area, and kitchen. There is plenty of counter space, a large island for casual meals or entertaining, and access to the rear deck. The main floor also offers 2 bedrooms and a full bathroom, while the upper level is dedicated to the spacious primary suite with a walk-in closet and ensuite featuring a deep tub and separate shower. Downstairs is fully finished with a large family and recreation room, gas fireplace, additional bedroom space, full bathroom, and laundry. Central air keeps the home comfortable in the summer, and the large heated attached garage gives you lots of room for vehicles, storage, and projects. Outside is a great place to enjoy the warmer months with an elevated deck, peaceful view, fenced yard, mature landscaping, and underground sprinklers. The green space behind adds some extra breathing room and privacy, while nearby parks, playgrounds (+SAAMIS SPRAY PARK) and walking areas make this a great location for an active lifestyle. With its recent updates, flexible layout, quiet setting, and great indoor and outdoor living spaces, this is a home that is easy to settle into and enjoy. Check it out!