



GRASSROOTS
REALTY GROUP

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846 Spruce Way SE
Medicine Hat, Alberta

MLS # A2350247



\$610,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,409 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Shingle
Basement:	Full
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	Central Vacuum, Granite Counters, Jetted Tub, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge, Stove, dishwasher "as is", garburator "as is", range hood, washer & dryer, freezer, downstairs fridge & stove, window coverings, ug sprinklers, garage door opener

Immaculate and beautifully maintained bungalow offering 3 bedrooms, 3 bathrooms, and plenty of space for comfortable living. In a fantastic location close to many amenities including schools, restaurants, parks, grocery, and so much more. The main floor features an inviting open-concept layout with hardwood flooring, vaulted ceilings, a spacious kitchen with granite countertops, peninsula, stainless steel appliances, ample cabinetry and pantry. Large open space for hosting with open concept dining, living room and kitchen. Two bedrooms are located on the main floor, including a generous primary bedroom with double closets and access to the massive covered deck. The primary ensuite offers a jetted tub, while main-floor laundry adds convenience. The fully developed basement provides excellent additional living space featuring a spacious family room with a cozy gas fireplace,, a convenient summer kitchen with fridge & stove, additional bedroom, 4-piece bathroom, and ample storage. Outside, enjoy a fully fenced yard, underground sprinklers, double concrete parking pad, rv parking, storage under the deck, and a massive covered deck perfect for relaxing or entertaining. The fully finished double attached garage includes two openers. Additional features include central air conditioning, central vacuum, newer hot water tank (2017), shingles (2016), brick and stucco exterior, and plenty of storage throughout. A wonderful move-in-ready home that has been lovingly cared for!