



GRASSROOTS
REALTY GROUP

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593 Stark Way SE
Medicine Hat, Alberta

MLS # A2352845

\$474,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,162 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central AC, Window Coverings, Garage Door Opener

Welcome to this well maintained four bedroom three bathroom bi-level, ideally situated in a family friendly neighbourhood in SE Southridge, close to schools, parks, restaurants, and major shopping centers, This lovely home offers a functional and spacious layout with plenty of room for the whole family. The main floor features a good sized living room that flows into the spacious kitchen, complete with a corner pantry, island with eating bar, and plenty of cabinetry and counter space. The bright dining area is filled with natural light from large windows and offers direct access to the covered deck, making it easy to enjoy outdoor dining and entertaining. With three bedrooms on the main floor, this layout is ideal for families, and includes a comfortable primary bedroom featuring double closets and a three piece ensuite. A second full four piece bathroom completes the main level. Downstairs, you'll love the expansive family and games room, offering plenty of space to spread out and relax! Cozy up by the fireplace for movie nights with the family, or create the perfect games or hobby area next to the convenient wet bar. A fourth bedroom, another full four piece bathroom, laundry room, and additional storage space complete the lower level. Outside, the fully fenced and landscaped backyard offers endless possibilities for family fun and summer enjoyment, with plenty of room for play structures, an above-ground pool, gardening, and outdoor entertaining. A weatherproof storage shed built beneath the deck provides the perfect spot for lawn equipment and outdoor toys. Add in the convenience of a heated attached double garage, and this wonderful property checks all the boxes for comfortable family living! A great home in a fantastic location, ready for its next family to enjoy!

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