



GRASSROOTS
REALTY GROUP

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**87 Shaw Crescent SE
Medicine Hat, Alberta**

MLS # A2228816



\$459,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,028 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, Gas range, dishwasher, washer and dryer, garburator, microwave, hood fan, central air, window coverings, shed, garage door opener and remotes, garage shelving and tv wall mounts.

Great 3 bedroom 3 bath home with double attached garage located in beautiful SE Southridge with no neighbours behind you. As you enter the home you find a spacious living room, large formal dining boasting vaulted ceilings. The kitchen has well cared for Oak cabinets, stainless appliances, ample countertop space, garburator and a new gas stove. There is a lovely nook that looks over the back yard. Off the kitchen is a second family room with brick wood burning fireplace with gas assist. Completing the main level, is a 3 piece bath and laundry room. The upper level has a large master bedroom with a walk in closet and 3 piece bath. There are 2 more bedrooms and a full bathroom. The lower level consists of a great family room, a bedroom(window may not meet egress), den and office which has new laminate and paint. There is a rough in for a 4th bathroom, furnace and utility room. The handy double attached garage is heated with a radiant heater, lots of shelving and offers a Wi-Fi wireless garage opener. The deck off the kitchen has maintenance free decking overlooking a landscaped yard that backs on to a green space. RV parking along the side of the home! Some of the windows have had seals replaced over the years and have low E glass for efficiency. The home is situated close to schools, shopping, pool and walking paths. Text or call today for your showing on this spacious family home in a quiet neighborhood.