



GRASSROOTS
REALTY GROUP

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**224 Vista Road SE
Medicine Hat, Alberta**

MLS # A2233901



\$449,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

Inclusions: All appliances, otr microwave, dishwasher & Fridge "as-is", window coverings, clock on wall in living room, garage door & 2 remotes, shelf in living room, mirror in hallway

Nestled in the desirable Vista neighbourhood, this beautiful bungalow is truly move-in ready and offers the perfect blend of comfort, style, and functionality. Ideal for a variety of lifestyles, from growing families to down sizers seeking a well-designed home, this property features four spacious bedrooms and three full bathrooms, with the potential to easily add a fifth bedroom in the basement if desired. As you step inside, you're greeted by a bright, open-concept layout accentuated by soaring vaulted ceilings that create a light and airy ambiance throughout. The main floor boasts a large living room that flows effortlessly into a beautifully finished kitchen designed with both elegance and practicality in mind. With an abundance of cabinet and counter space, this kitchen is perfect for everyday living and entertaining. Adjacent to the kitchen is a generous dining area with direct access to a fully fenced and landscaped backyard, complete with a deck for outdoor enjoyment. The main level also includes three well-appointed bedrooms, including a primary suite featuring a walk-in closet and a private 4-piece ensuite. A second 4-piece bathroom completes this level, catering to both family and guests. Downstairs, the fully developed basement offers a fantastic space for relaxation and recreation. It includes a large family room and a separate games room that could easily function as a home theatre or even an additional bedroom. You'll also find a spacious fourth bedroom, a modern 3-piece bathroom, and ample storage throughout. With plenty of natural light, the basement avoids that typical "basement feel," making it a warm and inviting part of the home. Located close to schools, parks, shopping, and more, in a friendly and welcoming community this home awaits its new owners.

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