



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**87 Sunrise Road SW
Medicine Hat, Alberta**

MLS # A2235443



\$582,500

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,112 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Soaking Tub		

Inclusions: Fridge, stove, Over range microwave, dishwasher, garage door opener and remotes, Central AC, all window coverings, garage heater, garage shelving, UGS, central vac and attachments, shed

This impressive two-story home offers both elegance and functionality, starting with a grand front entrance that opens to soaring ceilings and a full view of the second floor. Enjoy the peaceful coulee view right from your doorstep! The main floor includes a front living room that flows into a private office with built-in desk and cabinetry—perfect for working from home. The spacious kitchen features an abundance of cabinetry, black granite counter tops, built-in eating space, and a cozy adjacent sitting or dining area with a wood-burning fireplace. You’ll also find a 2-piece bathroom and a well-equipped laundry room with plenty of storage on this level. Upstairs, you’ll find four generously sized bedrooms, two with built-in desks—ideal for kids or homework spaces. The spacious primary bedroom features a full en-suite with a beautiful clawfoot soaker tub and separate shower. A 4-piece main bath completes the upper level. The fully finished basement offers a large family room, a guest bedroom with direct access to the third full bathroom, and a storage room with ample built-in shelving. Additional highlights include a heated double attached garage, a covered back patio with a gas BBQ line, underground sprinklers, and an unbeatable location with scenic views.