



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2236233**



**\$619,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,067 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Dog Run Fenced In, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Built-in Shelves in the office and Basement Rec Room

Welcome to 249 Vista RD SE- this 2 storey home is fully finished, located on a corner lot features a double attached garage and boasting over 2000 sq ft. The beautifully landscaped yard is perfect for entertaining and has enough space for all the kids to play. The main floor features a large entry way, updated flooring, nicely sized office with French doors and main floor laundry completed with a guest bath. Follow the hallway to the open kitchen with stainless steel appliances, corner pantry and breakfast bar/island. The dining space can fit a large table and the patio door leads to the covered deck and backyard. Enjoy the gas fireplace in the main living space and the open concept layout allows for the whole family to be together. Upstairs, the master suite hosts a 5pc ensuite with double vanities, soaker tub and great walk in closet. At the front of the house is a 2nd large bedroom hosting a walk-in closet. Completing the 2nd level is a 3rd bedroom, along with 4pc bathroom. Downstairs is fully finished, with one large bedroom, family/games room space ideal for kids and another 4pc bathroom. Add the double attached 24x26 insulated garage. This home has it all!