



GRASSROOTS
REALTY GROUP

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

**66 Stapeford Crescent SE
Medicine Hat, Alberta**

MLS # A2237481



\$435,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,187 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Standard Shaped Lot, Street Lighting, Un		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Subfloor, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Cable Connected, Electricity C
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: fridge, stove, hood fan , d/w, mw oven, w/d , window coverings, central vac / attachments, water/ softener, /central ac, garage door opener, garage heater, u/g sprinklers, shed,

Beautiful corner lot bungalow located in SE Southridge 3-4 blocks walking distance to k-1-9 schools, city bus route and playgrounds along Strachan Road . The subject site is attractively landscaped both front and rear. There is RV parking for a specific size RV unit on a concrete pad located at the front attached garage entry with direct access to Stapeford Crescent. Being a corner lot the subject site is adjacent to city street parking. .This attractive bungalow offers 3 main floor bedrooms , laundry facilities , a full bath and a 3 piece ensuite, open kitchen area and a dining room with a bay window. The large raised covered patio with stairs leading to the rear yard has direct access to the kitchen and the dining room . The front living room is open in design with direct access to the attached front heated garage and to the lower basement developed area. The basement development consists of the furnace room , one bedroom , a 3 piece bath and a large family room with a gas fireplace. The floor plan is very open and functional in use .The subject home shows very well on the exterior because the site is a corner lot. The rear alley provides access to the adjacent city streets bordering the subject site. The area located below the rear deck is enclosed providing great storage areas in addition to the shed located in the deck area on a concrete pad. The rear yard is completely fenced . The subject is a fabulous family home ` that must be seen .