



GRASSROOTS
REALTY GROUP

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**24 Sillak Crescent SE
Medicine Hat, Alberta**

MLS # A2237602



\$363,500

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	961 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Insulated, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Up To Grade

Exterior: Stucco

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: C/A, fridge, stove, B/I dishwasher, B/I Microwave, garburator, garage door opener, 1 remote, window coverings & blinds, shed, garage shelving, hot tub, deck box, gazebo, T.V. mounts, bsmt fridges, storage bin by shed

IMMACULATE FULLY DEVELOPED 4 (2+2) BEDROOM 2 BATH BI-LEVEL WITH A 16x20 DETACHED GARAGE IS AN EXCELLENT FAMILY HOME AND IS CLOSE TO SCHOOLS AND PARKS! Pride of ownership shows throughout the home and yard! The main floor features a spacious living room, kitchen has tons of cabinets and counter top, ALL NEW STAINLESS STEEL KITCHEN APPLIANCES IN SEPT 2023, and newer flooring. There is also 2 bedrooms on this level and the BATHROOM WAS RENOVATED 2 years ago. There is a large family room downstairs, 2 additional bedrooms downstairs, sizable laundry room with a new washer and dryer in Nov 2024, and a WALK OUT TO THE BACKYARD. Additional upgrades include the Vinyl coating on the Living room window and HWT in 2015. Step outside to the PARK-LIKE BACKYARD, whether sitting on the deck, patio area, or relaxing in the hot tub under the gazebo the views of the zen like yard are inspiring. The yard is fully fenced (2 sides are maintenance free vinyl), and there's raised garden beds, a shed for storing those extras and of course the 16x20 garage that is insulated. GREAT VALUE, GREAT LOCATION Call today!